



Los Angeles County
Department of Regional Planning

Director of Planning. James E. Harll. AICP



October 19, 1992

The Honorable Board of Supervisors
County of Los Angeles
383 Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

INSTITUTE OF GOVERNMENT
STUDIES LIBRARY
DEC 11 2000

Dear Supervisors:

UNIVERSITY OF CALIFORNIA

SUBJECT: LOS ANGELES COUNTY HOUSING ELEMENT,
GENERAL PLAN AMENDMENT NO. 92076

Attached, please find a proposed amendment to the Housing Element of the Los Angeles County General Plan. The last update of the Housing Element was adopted by the Board of Supervisors in November 1989. Since that date, State law has been amended to require all jurisdictions to provide an analysis in their Housing Elements of existing assisted, multi-family rental housing developments that are "at risk" of conversion to non-low-income uses in the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. Also required is the inclusion of a program to preserve these "at-risk" units. This proposed amendment will satisfy these changes in State law requirements.

Summary of Major Components of Housing Element Amendment

The State Housing and Community Development Department (HCD) has published new guidelines requiring all local jurisdictions to address "at-risk", low-income housing units within their localities in their Housing Elements. Specifically, the guidelines call for the following:

1. An inventory of all units that are at risk of losing use restrictions;
2. A cost analysis of preserving at risk units versus replacing them;
3. An identification of resources for preservation;
4. A statement of quantified objectives - number of at-risk units to be preserved; and
5. Programs designed to preserve units at-risk of losing restrictions.

Public Hearing Before the Regional Planning Commission

A public hearing of the amendment was held by the Regional Planning Commission on July 30, 1992. At the hearing, the Community Development Commission (CDC) and the Human Relations Commission (HRC) testified in support of the draft. Mr. Eugene Mornell, Executive Director of the HRC, recommended the inclusion of an intergroup or human relations component in the document to promote harmony amongst tenants of diverse backgrounds. In addition, the State Department of Housing and Community Development recommended some textual and organizational changes. There was no opposition to the proposed project. After receipt of all testimony, the Commission closed the public hearing and instructed staff to revise the draft amendment to incorporate the recommendations submitted at the hearing.

At its meeting of October 15, 1992, the Regional Planning Commission adopted a resolution recommending that the Board of Supervisors adopt the Housing Element Amendment and the Negative Declaration for this action.

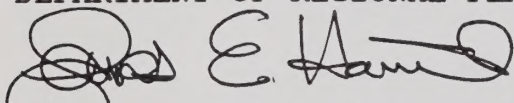
IT IS THEREFORE RECOMMENDED THAT YOUR BOARD:

1. Conduct a public hearing on this matter.
2. Adopt the Housing Element Amendment.
3. Adopt the attached recommended resolution adopting this General Plan Amendment and the Negative Declaration for this action.

Department of Regional Planning staff will attend your public hearing to present the Commission's recommendations and to answer any questions the Board may have.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



James E. Hartl, AICP
Director of Planning

JEH:KC:jc

Attachments

1. Regional Planning Commission Resolution 10/15/92
2. Project Summary
3. Proposed Los Angeles County Housing Element, General Plan Amendment
4. Negative Declaration
5. Summary of Public Hearing
6. Recommended Resolution of the Board of Supervisors

INTRODUCTION

The purpose of this study is to identify and analyze the housing needs of the low-income population in Los Angeles County. The study is being conducted in response to the request of the Los Angeles County Board of Supervisors. The study will provide information on the current housing situation, the needs of the low-income population, and the impact of the current housing market on the low-income population. The study will also provide recommendations for the development of a housing program to address the needs of the low-income population.

The study will be conducted in three phases. The first phase will involve a literature review and the identification of the research objectives. The second phase will involve the collection and analysis of data. The third phase will involve the development of recommendations. The study will be completed by October 15, 1992. The study will be conducted by the Los Angeles County Housing Element Study Committee. The study will be funded by the Los Angeles County Board of Supervisors. The study will be a public document and will be made available to the public. The study will be a valuable resource for the Los Angeles County Board of Supervisors and the public. The study will provide information on the current housing situation, the needs of the low-income population, and the impact of the current housing market on the low-income population. The study will also provide recommendations for the development of a housing program to address the needs of the low-income population.

PROPOSED

LOS ANGELES COUNTY HOUSING ELEMENT

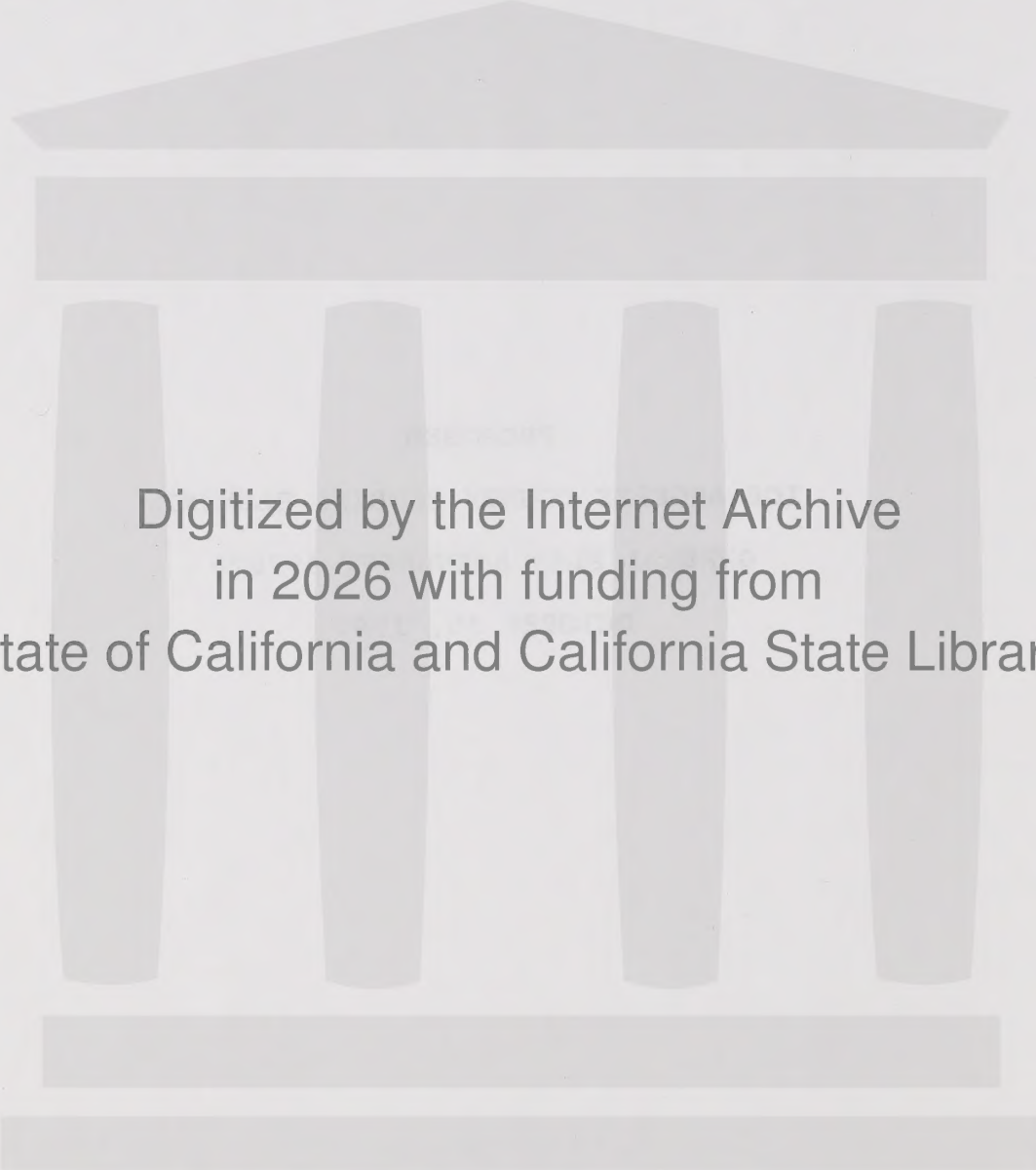
GENERAL PLAN AMENDMENT #92076

OCTOBER 15, 1992

1. Inventory of existing housing units and the identification of the housing needs of the low-income population.
2. Cost analysis of the housing needs of the low-income population.
3. Identification of the housing needs of the low-income population.
4. Identification of the housing needs of the low-income population.
5. Identification of the housing needs of the low-income population.

The Los Angeles County Board of Supervisors has requested a study of the housing needs of the low-income population. The study will provide information on the current housing situation, the needs of the low-income population, and the impact of the current housing market on the low-income population. The study will also provide recommendations for the development of a housing program to address the needs of the low-income population. The study will be completed by October 15, 1992. The study will be conducted by the Los Angeles County Housing Element Study Committee. The study will be funded by the Los Angeles County Board of Supervisors. The study will be a public document and will be made available to the public. The study will be a valuable resource for the Los Angeles County Board of Supervisors and the public. The study will provide information on the current housing situation, the needs of the low-income population, and the impact of the current housing market on the low-income population. The study will also provide recommendations for the development of a housing program to address the needs of the low-income population.

The study will be a valuable resource for the Los Angeles County Board of Supervisors and the public. The study will provide information on the current housing situation, the needs of the low-income population, and the impact of the current housing market on the low-income population. The study will also provide recommendations for the development of a housing program to address the needs of the low-income population. The study will be completed by October 15, 1992. The study will be conducted by the Los Angeles County Housing Element Study Committee. The study will be funded by the Los Angeles County Board of Supervisors. The study will be a public document and will be made available to the public. The study will be a valuable resource for the Los Angeles County Board of Supervisors and the public. The study will provide information on the current housing situation, the needs of the low-income population, and the impact of the current housing market on the low-income population. The study will also provide recommendations for the development of a housing program to address the needs of the low-income population.



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C124923076>

INTRODUCTION

California State law requires that all local jurisdictions prepare a Housing Element as part of the General Plan. An update of the element is required every five years. The last update of Los Angeles County's Housing Element was adopted by the Board of Supervisors in 1989 and was deemed in compliance with state law by the State Department of Housing and Community Development (HCD). The next major update will occur in 1994.

Since the adoption of the last update, Section 65583 (a) and (b) of the California Government Code were amended. Section (a) requires each city and county to adopt an analysis and program for preserving existing assisted, multi-family rental housing developments that are at risk of conversion to non low income uses over the next ten years due to the termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. Section (b) requires that the local jurisdiction's statement of quantified objectives relative to the number of units that are to be preserved, newly constructed and rehabilitated be enumerated by income categories. To satisfy these requirements, the County must amend its Housing Element of the General Plan.

State HCD Guidelines require that the amendment include the following components:

1. Inventory of units at risk of losing use restrictions; (HCD requested the timeframe for this analysis to include July 1989 through July 1999. For purposes of future planning, any identified assisted units that are not at-risk prior to July 1999 have also been inventoried.);
2. Cost analysis of preserving at risk units versus replacing them;
3. Resources for preservation;
4. Quantified objectives - Number of at risk projects/units to be preserved; and
5. Programs - Efforts to preserve units at risk of losing use restrictions.

In Los Angeles County, where affordable housing is in short supply, displacement of low income renters can cause excessive rent burdens, overcrowding and increasing homelessness. The purpose of this amendment is to provide information on the extent of the problem in unincorporated Los Angeles County and to identify the steps and local resources needed to address it.

This amendment has been prepared in cooperation with the Los Angeles County Community Development Commission (CDC) which is the

lead agency for developing housing programs for lower income households in unincorporated Los Angeles County. The Commission is responsible for the following activities and programs: 1) directing the County's housing programs, including planning, financing, production, conservation and administration of the County's Section 8 Existing Housing and Conventional Public Housing Program; 2) directing the Community Development Block Grant Program; 3) redevelopment of existing neighborhoods in specific target areas; 4) issuance of revenue bonds, private financing, lease participation and loan agreements for the development of new rental and for sale housing and for economic development activities; 5) preparation of the Comprehensive Housing Affordability Strategy (CHAS). The CHAS, which was adopted by the Board of Supervisors in November 1991, expressed a commitment to preserve housing units at risk of converting to non low income uses. The National Affordable Housing Act of 1990 requires local agencies seeking various federal funds to adopt a CHAS.

In addition to federally subsidized projects, there are a number of locally subsidized housing developments in unincorporated Los Angeles County that serve low and moderate income tenants that have use restrictions which may expire. They include mortgage revenue bond financed and density bonus units.

UNITS AT RISK

From the early 1960's through about 1980, the federal government, using federally guaranteed loans and below-market rate or subsidized mortgages, produced hundreds of thousands of affordable housing units across the nation. The federally assisted units now at risk of conversion fall under two broad categories: 1) mortgage prepayments; and 2) Section 8 opt-outs.

The mortgage prepayment problem affects projects financed under the Section 221(d) (3)&(4) and Section 236 programs. Both programs provided for-profit and non-profit owners with attractive financing. The loans were typically made at interest rates of 1 to 3 percent and provided borrowers with at least 90% of the cost of development. Many for-profit borrowers were able to receive tax benefits which provided them with a very attractive return on their 10 percent equity contribution.

The HUD assisted mortgages used to finance these projects were originated for terms of 40 years. At the beginning of the program, however, it was believed that new rental housing would continue to be built and that owners might wish to prepay the loans and seek other investment opportunities. Therefore, the original programs provided for loan prepayment in year 20 and elimination of the regulatory restrictions on both rents and occupancy.

In 1987, Congress passed the Emergency Low Income Housing Preservation Act (ELIHPA) in an effort to address the mounting prepayment problem. ELIHPA effectively placed a moratorium on prepayments, offering incentives to project owners in exchange for continued affordability restrictions for the remaining term of the mortgages. ELIHPA was only a temporary relief from mortgage prepayments. The Cannon Apartments, representing 35 units, was preserved under this interim law.

Congress, by its adoption in November 1990 of the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA), recognizes that the solution to the problem of the loss of subsidized housing must be primarily the responsibility of the federal government, due to the vast financial resources required. LIHPRHA creates a mechanism to encourage sales to nonprofit organizations, tenants and local governments, which are known as "priority purchasers". Under the new law, an owner chooses between retaining ownership and receiving increased cash flow and equity takeout incentives or selling to a priority purchaser. In either case, the Federal Department of Housing and Urban Development (HUD) provides significant rent subsidies to allow an owner to receive a return that resembles actual market value. Projects covered under LIHPRHA require affordability throughout their useful life. It is anticipated that if Congress continues to fund LIHPRHA, most projects will be preserved.

If any of the project owners pursue LIHPRHA processing, the process begins with the owner filing a Notice of Intent (NOI) with HUD indicating the owner's plan for the project, of which the County and residents of the property should receive copies. This NOI alerts the County:

- . That an opportunity exists for the County to provide input regarding the capital needs assessment for the property;
- . There is a potential that the property could be offered for sale (subject to the mandatory right-of-first-refusal period for purchasers that would retain rent restrictions); and
- . That the County and HUD can subsequently anticipate receiving a copy of a "Plan of Action" for the property for review and comment to the residents on any potential local participation in the process (e.g. resident council support) and any recommendations regarding HUD's conditions of Plan approval.

Many federally assisted mortgage projects also have Section 8 rental subsidies attached to units. Section 8 provides housing to low income families by setting their rent payments at 30 percent of their income, with HUD paying the remainder of the rent up to a Fair Market Rent established by HUD. These Section 8 contracts generally have 15 to 40 year terms. In many cases, these contracts

were written to allow owners the option of renewing or opting out of the contract every five years. If an owner "opts-out" of a contract, residents' rent burdens may increase substantially.

Currently, there is no federal legislation to prevent opt-outs. Prior to an opt-out, an owner must give HUD, CDC and the tenants a one year notice. HUD is then required to offer owners incentives to encourage owners to renew. It is unlikely that the property owners will consider canceling the Section 8 contract due to the existing Federal Housing Administration (FHA) insurance, guaranteed rents, and the difficulty of refinancing in the current markets.

In unincorporated Los Angeles County, there are presently 682 HUD prepay units and 575 Section 8 Opt-out units that are privately owned and due to expire by June 30, 1999. An additional 160 HUD Prepay units and 192 Section 8 Opt-out units will expire after July 1, 1999. Generalized cost analysis for preservation and new construction replacement costs are outlined in Table I(A) for HUD prepay units and I (C) for opt-out units. It is estimated it would take over \$165,000,000 to replace these units through new construction and approximately \$64,000,000 to preserve them through a variety of incentives.

The County made available below-market interest rate loans to facilitate the construction of 1,003 low and moderate multi-family bond financed units. As shown in Table II, 778 units will have affordability restrictions lapse by June 30, 1999. It is estimated that the cost of replacing these units would exceed \$172,000,000. Through preservation, the cost is reduced to approximately \$5,000,000.

There are only 5 density bonus rental units that are at-risk of conversion by 1999 (Table II B). The majority of density bonus units issued by the County have been for single family or condominium purposes and have been required to maintain affordability for 30 years.

RESOURCES FOR PRESERVATION OF UNITS AT RISK

The number of at-risk units, through June 30, 1999, for all federal and local programs in the unincorporated area total 2,040. To replace these units through new construction would cost approximately \$340,000,000; it is estimated that these units could be preserved at approximately \$70,000,000. Therefore, the Community Development Commission will emphasize preservation of the existing units by leveraging the use of existing County programs with HUD resources on a project by project basis. This approach is required in order to maximize the use of limited County resources and minimize the number of families which may be displaced. Also, it should be noted that different projects will require varying degrees of assistance such as resources for feasibility studies, gap financing, tenant education assistance, loan refinancing, etc.

As stated above, LIHPRHA represents a recognition on behalf of Congress that the problem of the loss of federally subsidized housing is primarily the responsibility of the federal government. This is illustrated in the magnitude of funds required to preserve, much less construct, units to replace those at-risk. The amounts described in Table I far exceed community resources, both with respect to available funds and the requirements and goals of other housing programs, including the CHAS, Community Development Block Grant (CDBG) program, the federal HOME Program, and Public Housing resources.

By using CDBG funds along with Tax Revenue Bonds funds, Tax Increment funds, the Emergency Shelter Grant (ESG) funds and state funds, CDC is able to leverage an array of funds to meet some of the housing needs of the County. Unfortunately, even with this leveraging, the County cannot meet all of the housing needs of its residents.

The County expects to commit \$157,849,000 of all federal, state and local funds for housing and related activities between October 1, 1991 and September 30, 1992. The amount will be allocated as follows:

Activity	Amount	Percentage
Rehabilitation	\$15,740,000	10%
Acquisition	42,226,000	27%
Tenant Assistance	74,691,000	47%
New Construction	18,605,000	12%
Support Services	1,587,000	1%
Operating Costs	5,000,000	3%
Total	\$157,849,000	100%

It is anticipated that the County will receive \$13.6 million in HOME funds (Home Investment in Affordable Housing Program) for FY92-93. It should be noted, however, that funds can only be applied to preserve "at-risk" units to the extent such funds are available and eligible to be used on such projects. For example, HOME funds are not eligible for use on LIHPRHA eligible projects, and other HUD resources are specifically designated for the site acquisition or operation of public housing. Federally mandated tenant assistance policies may also restrict the flexibility of Section 8 rental assistance.

Of course, the County's objective, as stated in the CHAS, of producing 300 units of affordable housing (publicly owned or privately leveraged developments) and 40 bond financed units over the next year would serve to "replace" the potential loss of "at-risk" units. Nevertheless, the County will continue to pursue funding sources and opportunities on a project by project basis to

As stated above, through the years a considerable amount of
 progress has been made in the field of technical education.
 It is especially the responsibility of the technical education
 system to provide the necessary training for the future.
 This is particularly true in the case of the technical education
 system, which is responsible for the training of the future
 technical personnel. The technical education system is
 responsible for the training of the future technical personnel
 and for the development of the technical education system.
 The technical education system is responsible for the training
 of the future technical personnel and for the development
 of the technical education system.

It is the responsibility of the technical education system
 to provide the necessary training for the future technical
 personnel. This is particularly true in the case of the
 technical education system, which is responsible for the
 training of the future technical personnel and for the
 development of the technical education system.

The County Board of Education is responsible for the
 training of the future technical personnel and for the
 development of the technical education system.

Activity	Amount	Percentage
Administration	\$1,200,000	10%
Instruction	\$2,500,000	20%
Plant and Equipment	\$3,000,000	25%
Transportation	\$1,500,000	12%
Food Service	\$1,000,000	8%
Operating Costs	\$1,000,000	8%
Total	\$10,200,000	100%

It is noted that the County Board of Education is
 responsible for the training of the future technical
 personnel and for the development of the technical
 education system. This is particularly true in the case
 of the technical education system, which is responsible
 for the training of the future technical personnel and
 for the development of the technical education system.

Of course, the County Board of Education is
 responsible for the training of the future technical
 personnel and for the development of the technical
 education system. This is particularly true in the case
 of the technical education system, which is responsible
 for the training of the future technical personnel and
 for the development of the technical education system.

preserve "at-risk" housing.

The County has also earmarked \$325,000 of local funds to support \$2.17 million of federal funds for the acquisition and rehabilitation of the Cannon Apartments, a 35-unit 221 (d) (3) property on which a notice of intent was filed for a March 1991 prepay date. The County, through its non-profit Housing Development Corporation, is presently working to acquire and rehabilitate a 300-unit HUD foreclosed multi-family 236 property. In addition the County is actively pursuing federal HOPE (Home Opportunity Program For Everyone) funds to create tenant councils for many of the at-risk housing projects.

QUANTIFIED OBJECTIVES

The County anticipates that it will structure new bond issues to preserve or replace virtually all of the 778 locally bond financed at-risk units, with affordability restrictions expiring by June 30, 1999.

The County anticipates it will help preserve approximately 615 units which is 90% of the 682 HUD pre-pay (LIHPHRA eligible) units at-risk through June 1999. However, nearly one-half (575 units) of the 1,257 HUD units at-risk during this period are Section 8 Opt-outs and are not eligible under HUD's LIHPHRA Program. Due to the magnitude of funds required for long-term rent subsidies, the preservation of these units is dependent upon continued federal funding of the Section 8 Program.

Also, Table III lists the existing five year housing unit objectives by income category.

PROGRAMS FOR PRESERVATION OF AT-RISK UNITS

The action programs listed below represent Los Angeles County's strategy to ensure continued affordability of publicly assisted "at risk" lower income housing. Many of these programs are already included in the County's adopted CHAS.

Additionally, the County has refunded four Multi-Family Revenue Bond Projects that would have had affordability restrictions expire by 2002. This action resulted in the preservation of 168 units at a cost of over one million dollars to implement the new bond issue for these projects.

Action: Work with owners of bond financed projects to ensure continued affordability by adopting refinancing and refunding policies, monitoring expiring regulatory agreements and developing individual project plans to

maintain affordable units.

Status: By 10/92 implement policies and programs to preserve affordability for approximately 1000 units and continue efforts to preserve the remaining balance.

Responsible Agency: Community Development Commission

Action: Develop and maintain an integrated database on expiration dates; rent and resident income composition of buildings; and location by address and Supervisorial District.

Status: On-going

Responsible Agency: Community Development Commission

Action: In conjunction with HOPE program which is aimed at improving the quality of life and self sufficiency of public housing residents, implement initiatives that focus upon creating resident councils for the purpose of developing training activities to increase resident skills in the areas of resident participation, economic development and resident services. Also, facilitate a better understanding among ethnic and cultural groups in order to promote harmony amongst tenants of diverse backgrounds.

Status: Implementation target date 10/92

Responsible Agency: Community Development Commission

Action: Work with HUD to identify potential projects that qualify for HOPE II funds. This program provides funds for the transfer of ownership of HUD multi-family units to residents in FHA distressed and foreclosed buildings.

Status: Implementation target date 10/92

Responsible Agency: Community Development Commission

nationalist movement.

By 1917, however, the movement had become a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

The nationalist movement was a mass movement, and the nationalist movement was no longer a fringe movement.

Action: Provide financial and technical assistance to ensure continued affordability of 615 units eligible for pre-payment.

Status: Implementation target date 11/92

Responsible Agency: Community Development Commission

Action: Amend the low- and moderate- density bonus program of the zoning ordinance to strengthen monitoring of resales. Also consider permitting an in-lieu fee to be paid by developers to the County to develop low-income units.

Status: Implementation target date November 5, 1992

Responsible Agency: Department of Regional Planning

Action: Identify nonprofit housing corporations with capacity and interest to acquire and/or manage assisted projects.

Status: On-going

Responsible Agency: Community Development Commission

Action: Cooperate and maintain communication with organizations working on preservation issues at the local, state and federal levels, including residents' groups, technical assistance providers, resident organizers, legal aid groups, and coalitions of nonprofit organizations.

Status: On-going

Responsible Agency: Community Development Commission

Action: Actively monitor projects in which owners have provided notice of their intent to prepay their mortgage or sell.

Status: On-going

Responsible Agency: Community Development Commission

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Responsible for the maintenance of the building and grounds.

Responsible for the maintenance of the building and grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Responsible for the maintenance of the building and grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Section

Responsible for the maintenance of the building and grounds. Also responsible for the maintenance of the grounds.

Action: Provide financial and technical assistance to nonprofit

9

housing development organizations, including gap financing that allows developers to produce projects that provide the greatest affordability for the longest period of time.

Status: On-going

Responsible Agency: Community Development Commission

Action: Promote efforts to inform residents and owners of at-risk properties about the various alternatives available to preserve such projects.

Status: Establish proposed outreach programs for owners and tenants by 7/92.

Responsible Agency: Community Development Commission

Action: Coordinate legislative efforts among County Departments, with jurisdictions throughout the State of California to assure the applicability of federal and State programs to Southern California.

Status: On-going

Responsible Agency: Community Development Commission

action: provide financial and technical assistance to non-profit

2

housing development organizations, including
gap financing and other assistance to
private projects that provide the needed
affordability for the lowest income of low.

Source: On-going

Responsible Agency: Community Development Commission

action: provide assistance to private developers and owners of rental
properties across the region to improve, stabilize
or preserve such properties.

Source: Detailed program outlined in report for council
and approved by 1991

Responsible Agency: Community Development Commission

action: Coordinate legislative efforts across County Government,
with jurisdictions throughout the State of California to
secure the applicability of Federal and State programs to
San Mateo County.

Source: On-going

Responsible Agency: Community Development Commission

GLOSSARY

Density Bonus Units - additional housing units approved above and beyond the otherwise permitted maximum density under existing planning policy and zoning regulations applicable to the subject property. Such units are intended for occupancy by low income households, very low income households, or senior citizens.

HOME Program - A federally funded large scale block grant program for housing. The intent of HOME is to expand the housing supply for lower income household, with an emphasis on producing and preserving rental housing units. The HOME program regulations are project based and therefore establish specific minimum requirements that relate to project, affordability, financing, and feasibility. The HOME program seeks to establish partnerships between the public, private and non-profit sectors.

HOPE I - Public housing assistance is made available to resident management councils for planning and implementation grants to prepare public housing tenants for homeownership. This program promotes resident involvement in issues related to assisted housing and implements activities to increase resident skills in the areas of resident participation, economic development and independence.

HOPE II - Grant assistance is directed to multi-family projects of five or more units. Eligible sources of property include projects owned by HUD or insured by HUD.

HOPE III - This component is designed to assist first time home buyers purchase government owned, one to four unit single family dwellings. Grants are available to non-profit corporations, or public agencies in cooperation with non-profits.

National Affordable Housing Act of 1990 - A significant and far reaching piece of housing legislation which includes the HOME, HOPE, HUD at-risk properties preservation program, and housing programs for the elderly and those with special needs.

Tax-Exempt Bond Financing - A program which uses the sale of tax free bonds to provide low interest loans for the construction of single and multi-family housing and the rehabilitation of single family housing. In the case of multi-family housing, at least 20% of the total units are set-aside for very low income households. The bonds are paid off through mortgage payments (single family) or rent payments (multi-family). This program may prove useful as a refinancing tool to preserve the affordability of existing bond financed projects with expiring affordability restrictions.

SECRET

During the past year, the Department has been actively engaged in the study of the various factors which influence the economic development of the country. This study is being carried out in the form of a series of working papers, which are being prepared by the various departments of the Government. The first of these papers is entitled "The Role of the State in Economic Development".

The second paper is entitled "The Role of the Private Sector in Economic Development". This paper is being prepared by the Ministry of Finance. The third paper is entitled "The Role of the Foreign Investment in Economic Development". This paper is being prepared by the Ministry of Commerce. The fourth paper is entitled "The Role of the Domestic Investment in Economic Development". This paper is being prepared by the Ministry of Finance. The fifth paper is entitled "The Role of the Government in Economic Development". This paper is being prepared by the Ministry of Finance.

The sixth paper is entitled "The Role of the State in Economic Development". This paper is being prepared by the Ministry of Finance. The seventh paper is entitled "The Role of the Private Sector in Economic Development". This paper is being prepared by the Ministry of Finance. The eighth paper is entitled "The Role of the Foreign Investment in Economic Development". This paper is being prepared by the Ministry of Commerce. The ninth paper is entitled "The Role of the Domestic Investment in Economic Development". This paper is being prepared by the Ministry of Finance. The tenth paper is entitled "The Role of the Government in Economic Development". This paper is being prepared by the Ministry of Finance.

The eleventh paper is entitled "The Role of the State in Economic Development". This paper is being prepared by the Ministry of Finance. The twelfth paper is entitled "The Role of the Private Sector in Economic Development". This paper is being prepared by the Ministry of Finance. The thirteenth paper is entitled "The Role of the Foreign Investment in Economic Development". This paper is being prepared by the Ministry of Commerce. The fourteenth paper is entitled "The Role of the Domestic Investment in Economic Development". This paper is being prepared by the Ministry of Finance. The fifteenth paper is entitled "The Role of the Government in Economic Development". This paper is being prepared by the Ministry of Finance.

The sixteenth paper is entitled "The Role of the State in Economic Development". This paper is being prepared by the Ministry of Finance. The seventeenth paper is entitled "The Role of the Private Sector in Economic Development". This paper is being prepared by the Ministry of Finance. The eighteenth paper is entitled "The Role of the Foreign Investment in Economic Development". This paper is being prepared by the Ministry of Commerce. The nineteenth paper is entitled "The Role of the Domestic Investment in Economic Development". This paper is being prepared by the Ministry of Finance. The twentieth paper is entitled "The Role of the Government in Economic Development". This paper is being prepared by the Ministry of Finance.

The twenty-first paper is entitled "The Role of the State in Economic Development". This paper is being prepared by the Ministry of Finance. The twenty-second paper is entitled "The Role of the Private Sector in Economic Development". This paper is being prepared by the Ministry of Finance. The twenty-third paper is entitled "The Role of the Foreign Investment in Economic Development". This paper is being prepared by the Ministry of Commerce. The twenty-fourth paper is entitled "The Role of the Domestic Investment in Economic Development". This paper is being prepared by the Ministry of Finance. The twenty-fifth paper is entitled "The Role of the Government in Economic Development". This paper is being prepared by the Ministry of Finance.

The twenty-sixth paper is entitled "The Role of the State in Economic Development". This paper is being prepared by the Ministry of Finance. The twenty-seventh paper is entitled "The Role of the Private Sector in Economic Development". This paper is being prepared by the Ministry of Finance. The twenty-eighth paper is entitled "The Role of the Foreign Investment in Economic Development". This paper is being prepared by the Ministry of Commerce. The twenty-ninth paper is entitled "The Role of the Domestic Investment in Economic Development". This paper is being prepared by the Ministry of Finance. The thirtieth paper is entitled "The Role of the Government in Economic Development". This paper is being prepared by the Ministry of Finance.

TABLE I

HOUSING ELEMENT

HUD PREPAY PROPERTIES

Project Name	Date of Prepay	Section of Act	Sup. Dist	Tenant Type	Total Units	Addresses
San Pedro Townhouse 1	Nov. 92	236(J) (1)	II	Family	8	13935 San Pedro St., Los Angeles, Ca. 90061
San Pedro Townhouse 2	Nov. 92	236(J) (1)	II	Family	12	13913 S. San Pedro St., Los Angeles, Ca. 90061
Meyler Park Apts	Oct. 93	236(J) (1)	IV	Elderly	169	860 W. Fifth St., San Pedro, CA. 90731
Budlong Apartments	Nov. 93	241/236 S	II	Family	36	11015 Budlong Av. Los Angeles, Ca. 90044
Metro West Apts	May 94	236(J) (1)	II	Family	46	1212 W. 110th St. Los Angeles, Ca. 90044
Rowland Heights Apts	Jan. 95	236(J) (1)	IV	Family	144	1915 S. Batson Way. Rowland Heights, Ca. 91748
Turner Tower	Jan. 95	236(J) (1)	II	Family	56	14722 Lemoli Av. Gardena, Ca. 90249
Warwick Terrace Apts	Mar. 95	236(J) (1)	II	Family	211	14921 Stanford Av. Compton, Ca. 90220
					Subtotal:	682
"ELIGIBLE FOR PREPAY AFTER JULY 1, 1999"						
South Bay Villa	Jun. 01	236(J) (1)	II	Family	160	13111 S. San Pedro St. Los Angeles, Ca. 90061
					Total:	842
Nine Projects						

1000

10000

100000

Project Name	Start Date	End Date	Duration	Cost	Revenue	Profit
Project A	1/1/2020	12/31/2020	12 Months	\$100,000	\$200,000	\$100,000
Project B	1/1/2021	12/31/2021	12 Months	\$150,000	\$300,000	\$150,000
Project C	1/1/2022	12/31/2022	12 Months	\$200,000	\$400,000	\$200,000
Project D	1/1/2023	12/31/2023	12 Months	\$250,000	\$500,000	\$250,000
Project E	1/1/2024	12/31/2024	12 Months	\$300,000	\$600,000	\$300,000
Project F	1/1/2025	12/31/2025	12 Months	\$350,000	\$700,000	\$350,000
Project G	1/1/2026	12/31/2026	12 Months	\$400,000	\$800,000	\$400,000
Project H	1/1/2027	12/31/2027	12 Months	\$450,000	\$900,000	\$450,000
Project I	1/1/2028	12/31/2028	12 Months	\$500,000	\$1,000,000	\$500,000
Project J	1/1/2029	12/31/2029	12 Months	\$550,000	\$1,100,000	\$550,000
Project K	1/1/2030	12/31/2030	12 Months	\$600,000	\$1,200,000	\$600,000
Project L	1/1/2031	12/31/2031	12 Months	\$650,000	\$1,300,000	\$650,000
Project M	1/1/2032	12/31/2032	12 Months	\$700,000	\$1,400,000	\$700,000
Project N	1/1/2033	12/31/2033	12 Months	\$750,000	\$1,500,000	\$750,000
Project O	1/1/2034	12/31/2034	12 Months	\$800,000	\$1,600,000	\$800,000
Project P	1/1/2035	12/31/2035	12 Months	\$850,000	\$1,700,000	\$850,000
Project Q	1/1/2036	12/31/2036	12 Months	\$900,000	\$1,800,000	\$900,000
Project R	1/1/2037	12/31/2037	12 Months	\$950,000	\$1,900,000	\$950,000
Project S	1/1/2038	12/31/2038	12 Months	\$1,000,000	\$2,000,000	\$1,000,000
Project T	1/1/2039	12/31/2039	12 Months	\$1,050,000	\$2,100,000	\$1,050,000
Project U	1/1/2040	12/31/2040	12 Months	\$1,100,000	\$2,200,000	\$1,100,000
Project V	1/1/2041	12/31/2041	12 Months	\$1,150,000	\$2,300,000	\$1,150,000
Project W	1/1/2042	12/31/2042	12 Months	\$1,200,000	\$2,400,000	\$1,200,000
Project X	1/1/2043	12/31/2043	12 Months	\$1,250,000	\$2,500,000	\$1,250,000
Project Y	1/1/2044	12/31/2044	12 Months	\$1,300,000	\$2,600,000	\$1,300,000
Project Z	1/1/2045	12/31/2045	12 Months	\$1,350,000	\$2,700,000	\$1,350,000
Project AA	1/1/2046	12/31/2046	12 Months	\$1,400,000	\$2,800,000	\$1,400,000
Project AB	1/1/2047	12/31/2047	12 Months	\$1,450,000	\$2,900,000	\$1,450,000
Project AC	1/1/2048	12/31/2048	12 Months	\$1,500,000	\$3,000,000	\$1,500,000
Project AD	1/1/2049	12/31/2049	12 Months	\$1,550,000	\$3,100,000	\$1,550,000
Project AE	1/1/2050	12/31/2050	12 Months	\$1,600,000	\$3,200,000	\$1,600,000
Project AF	1/1/2051	12/31/2051	12 Months	\$1,650,000	\$3,300,000	\$1,650,000
Project AG	1/1/2052	12/31/2052	12 Months	\$1,700,000	\$3,400,000	\$1,700,000
Project AH	1/1/2053	12/31/2053	12 Months	\$1,750,000	\$3,500,000	\$1,750,000
Project AI	1/1/2054	12/31/2054	12 Months	\$1,800,000	\$3,600,000	\$1,800,000
Project AJ	1/1/2055	12/31/2055	12 Months	\$1,850,000	\$3,700,000	\$1,850,000
Project AK	1/1/2056	12/31/2056	12 Months	\$1,900,000	\$3,800,000	\$1,900,000
Project AL	1/1/2057	12/31/2057	12 Months	\$1,950,000	\$3,900,000	\$1,950,000
Project AM	1/1/2058	12/31/2058	12 Months	\$2,000,000	\$4,000,000	\$2,000,000
Project AN	1/1/2059	12/31/2059	12 Months	\$2,050,000	\$4,100,000	\$2,050,000
Project AO	1/1/2060	12/31/2060	12 Months	\$2,100,000	\$4,200,000	\$2,100,000
Project AP	1/1/2061	12/31/2061	12 Months	\$2,150,000	\$4,300,000	\$2,150,000
Project AQ	1/1/2062	12/31/2062	12 Months	\$2,200,000	\$4,400,000	\$2,200,000
Project AR	1/1/2063	12/31/2063	12 Months	\$2,250,000	\$4,500,000	\$2,250,000
Project AS	1/1/2064	12/31/2064	12 Months	\$2,300,000	\$4,600,000	\$2,300,000
Project AT	1/1/2065	12/31/2065	12 Months	\$2,350,000	\$4,700,000	\$2,350,000
Project AU	1/1/2066	12/31/2066	12 Months	\$2,400,000	\$4,800,000	\$2,400,000
Project AV	1/1/2067	12/31/2067	12 Months	\$2,450,000	\$4,900,000	\$2,450,000
Project AW	1/1/2068	12/31/2068	12 Months	\$2,500,000	\$5,000,000	\$2,500,000
Project AX	1/1/2069	12/31/2069	12 Months	\$2,550,000	\$5,100,000	\$2,550,000
Project AY	1/1/2070	12/31/2070	12 Months	\$2,600,000	\$5,200,000	\$2,600,000
Project AZ	1/1/2071	12/31/2071	12 Months	\$2,650,000	\$5,300,000	\$2,650,000
Project BA	1/1/2072	12/31/2072	12 Months	\$2,700,000	\$5,400,000	\$2,700,000
Project BB	1/1/2073	12/31/2073	12 Months	\$2,750,000	\$5,500,000	\$2,750,000
Project BC	1/1/2074	12/31/2074	12 Months	\$2,800,000	\$5,600,000	\$2,800,000
Project BD	1/1/2075	12/31/2075	12 Months	\$2,850,000	\$5,700,000	\$2,850,000
Project BE	1/1/2076	12/31/2076	12 Months	\$2,900,000	\$5,800,000	\$2,900,000
Project BF	1/1/2077	12/31/2077	12 Months	\$2,950,000	\$5,900,000	\$2,950,000
Project BG	1/1/2078	12/31/2078	12 Months	\$3,000,000	\$6,000,000	\$3,000,000
Project BH	1/1/2079	12/31/2079	12 Months	\$3,050,000	\$6,100,000	\$3,050,000
Project BI	1/1/2080	12/31/2080	12 Months	\$3,100,000	\$6,200,000	\$3,100,000
Project BJ	1/1/2081	12/31/2081	12 Months	\$3,150,000	\$6,300,000	\$3,150,000
Project BK	1/1/2082	12/31/2082	12 Months	\$3,200,000	\$6,400,000	\$3,200,000
Project BL	1/1/2083	12/31/2083	12 Months	\$3,250,000	\$6,500,000	\$3,250,000
Project BM	1/1/2084	12/31/2084	12 Months	\$3,300,000	\$6,600,000	\$3,300,000
Project BN	1/1/2085	12/31/2085	12 Months	\$3,350,000	\$6,700,000	\$3,350,000
Project BO	1/1/2086	12/31/2086	12 Months	\$3,400,000	\$6,800,000	\$3,400,000
Project BP	1/1/2087	12/31/2087	12 Months	\$3,450,000	\$6,900,000	\$3,450,000
Project BQ	1/1/2088	12/31/2088	12 Months	\$3,500,000	\$7,000,000	\$3,500,000
Project BR	1/1/2089	12/31/2089	12 Months	\$3,550,000	\$7,100,000	\$3,550,000
Project BS	1/1/2090	12/31/2090	12 Months	\$3,600,000	\$7,200,000	\$3,600,000
Project BT	1/1/2091	12/31/2091	12 Months	\$3,650,000	\$7,300,000	\$3,650,000
Project BU	1/1/2092	12/31/2092	12 Months	\$3,700,000	\$7,400,000	\$3,700,000
Project BV	1/1/2093	12/31/2093	12 Months	\$3,750,000	\$7,500,000	\$3,750,000
Project BW	1/1/2094	12/31/2094	12 Months	\$3,800,000	\$7,600,000	\$3,800,000
Project BX	1/1/2095	12/31/2095	12 Months	\$3,850,000	\$7,700,000	\$3,850,000
Project BY	1/1/2096	12/31/2096	12 Months	\$3,900,000	\$7,800,000	\$3,900,000
Project BZ	1/1/2097	12/31/2097	12 Months	\$3,950,000	\$7,900,000	\$3,950,000
Project CA	1/1/2098	12/31/2098	12 Months	\$4,000,000	\$8,000,000	\$4,000,000
Project CB	1/1/2099	12/31/2099	12 Months	\$4,050,000	\$8,100,000	\$4,050,000
Project CC	1/1/2100	12/31/2100	12 Months	\$4,100,000	\$8,200,000	\$4,100,000
Project CD	1/1/2101	12/31/2101	12 Months	\$4,150,000	\$8,300,000	\$4,150,000
Project CE	1/1/2102	12/31/2102	12 Months	\$4,200,000	\$8,400,000	\$4,200,000
Project CF	1/1/2103	12/31/2103	12 Months	\$4,250,000	\$8,500,000	\$4,250,000
Project CG	1/1/2104	12/31/2104	12 Months	\$4,300,000	\$8,600,000	\$4,300,000
Project CH	1/1/2105	12/31/2105	12 Months	\$4,350,000	\$8,700,000	\$4,350,000
Project CI	1/1/2106	12/31/2106	12 Months	\$4,400,000	\$8,800,000	\$4,400,000
Project CJ	1/1/2107	12/31/2107	12 Months	\$4,450,000	\$8,900,000	\$4,450,000
Project CK	1/1/2108	12/31/2108	12 Months	\$4,500,000	\$9,000,000	\$4,500,000
Project CL	1/1/2109	12/31/2109	12 Months	\$4,550,000	\$9,100,000	\$4,550,000
Project CM	1/1/2110	12/31/2110	12 Months	\$4,600,000	\$9,200,000	\$4,600,000
Project CN	1/1/2111	12/31/2111	12 Months	\$4,650,000	\$9,300,000	\$4,650,000
Project CO	1/1/2112	12/31/2112	12 Months	\$4,700,000	\$9,400,000	\$4,700,000
Project CP	1/1/2113	12/31/2113	12 Months	\$4,750,000	\$9,500,000	\$4,750,000
Project CQ	1/1/2114	12/31/2114	12 Months	\$4,800,000	\$9,600,000	\$4,800,000
Project CR	1/1/2115	12/31/2115	12 Months	\$4,850,000	\$9,700,000	\$4,850,000
Project CS	1/1/2116	12/31/2116	12 Months	\$4,900,000	\$9,800,000	\$4,900,000
Project CT	1/1/2117	12/31/2117	12 Months	\$4,950,000	\$9,900,000	\$4,950,000
Project CU	1/1/2118	12/31/2118	12 Months	\$5,000,000	\$10,000,000	\$5,000,000
Project CV	1/1/2119	12/31/2119	12 Months	\$5,050,000	\$10,100,000	\$5,050,000
Project CW	1/1/2120	12/31/2120	12 Months	\$5,100,000	\$10,200,000	\$5,100,000
Project CX	1/1/2121	12/31/2121	12 Months	\$5,150,000	\$10,300,000	\$5,150,000
Project CY	1/1/2122	12/31/2122	12 Months	\$5,200,000	\$10,400,000	\$5,200,000
Project CZ	1/1/2123	12/31/2123	12 Months	\$5,250,000	\$10,500,000	\$5,250,000
Project DA	1/1/2124	12/31/2124	12 Months	\$5,300,000	\$10,600,000	\$5,300,000
Project DB	1/1/2125	12/31/2125	12 Months	\$5,350,000	\$10,700,000	\$5,350,000
Project DC	1/1/2126	12/31/2126	12 Months	\$5,400,000	\$10,800,000	\$5,400,000
Project DD	1/1/2127	12/31/2127	12 Months	\$5,450,000	\$10,900,000	\$5,450,000
Project DE	1/1/2128	12/31/2128	12 Months	\$5,500,000	\$11,000,000	\$5,500,000
Project DF	1/1/2129	12/31/2129	12 Months	\$5,550,000	\$11,100,000	\$5,550,000
Project DG	1/1/2130	12/31/2130	12 Months	\$5,600,000	\$11,200,000	\$5,600,000
Project DH	1/1/2131	12/31/2131	12 Months	\$5,650,000	\$11,300,000	\$5,650,000
Project DI	1/1/2132	12/31/2132	12 Months	\$5,700,000	\$11,400,000	\$5,700,000
Project DJ	1/1/2133	12/31/2133	12 Months	\$5,750,000	\$11,500,000	\$5,750,000
Project DK	1/1/2134	12/31/2134	12 Months	\$5,800,000	\$11,600,000	\$5,800,000
Project DL	1/1/2135	12/31/2135	12 Months	\$5,850,000	\$11,700,000	\$5,850,000
Project DM	1/1/2136	12/31/2136	12 Months	\$5,900,000	\$11,800,000	\$5,900,000
Project DN	1/1/2137	12/31/2137	12 Months	\$5,950,000	\$11,900,000	\$5,950,000
Project DO	1/1/2138	12/31/2138	12 Months	\$6,000,000	\$12,000,000	\$6,000,000
Project DP	1/1/2139	12/31/2139	12 Months	\$6,050,000	\$12,100,000	\$6,050,000
Project DQ	1/1/2140	12/31/2140	12 Months	\$6,100,000	\$12,200,000	\$6,100,000
Project DR	1/1/2141	12/31/2141	12 Months	\$6,150,000	\$12,300,000	\$6,150,000
Project DS	1/1/2142	12/31/2142	12 Months	\$6,200,000	\$12,400,000	\$6,200,000
Project DT	1/1/2143	12/31/2143	12 Months	\$6,250,000	\$12,500,000	\$6,250,000
Project DU	1/1/2144	12/31/2144	12 Months	\$6,300,000	\$12,600,000	\$6,300,000
Project DV	1/1/2145	12/31/2145	12 Months	\$6,350,000	\$12,700,000	\$6,350,000
Project DW	1/1/2146	12/31/2146	12 Months	\$6,400,000	\$12,800,000	\$6,400,000
Project DX	1/1/2147	12/31/2147	12 Months	\$6,450,000	\$12,900,000	\$6,450,000
Project DY	1/1/2148	12/31/2148	12 Months	\$6,500,000	\$13,000,000	\$6,500,000
Project DZ	1/1/2149	12/31/2149	12 Months	\$6,550,000	\$13,100,000	\$6,550,000
Project EA	1/1/2150	12/31/2150	12 Months	\$6,600,000	\$13,200,000	\$6,600,000
Project EB	1/1/2151	12/31/2151	12 Months	\$6,650,000	\$13,300,000	\$6,650,000
Project EC	1/1/2152	12/31/2152	12 Months	\$6,700,000	\$13,400,000	\$6,700,000
Project ED	1/1/2153	12/31/2153	12 Months	\$6,750,000	\$13,500,000	\$6,750,000
Project EE	1/1/2154	12/31/				

TABLE I(A)
HOUSING ELEMENT
HUD PREPAY PROPERTIES

Project Name	Date of Prepay	Section of Act	Sup. Dist	(2) Tenant Type	Total Units	Total Unit S.F.	(1) Dev. Cost	(3) Preservation	
July 1, 1989 thru June 30, 1994:									
San Pedro Townhouse 1	Nov. 92	236(J) (1)	II	Family	8	7,600	\$1,080,000	\$414,570	
San Pedro Townhouse 2	Nov. 92	236(J) (1)	II	Family	12	11,400	\$1,620,000	\$621,854	
Meyler Park Apts	Oct. 93	236(J) (1)	IV	Elderly	169	76,050	\$21,125,000	\$8,757,782	
Budlong Apartments	Nov. 93	241/236 S	II	Family	36	34,200	\$4,860,000	\$1,865,563	
Metro West Apts	May 94	236(J) (1)	II	Family	46	43,700	\$6,210,000	\$2,383,775	
					271	172,950	\$34,895,000	\$14,043,544	
July 1, 1994 thru June 30, 1999:									
Rowland Heights Apts	Jan. 95	236(J) (1)	IV	Family	144	136,800	\$19,440,000	\$7,462,252	
Turner Tower	Jan. 95	236(J) (1)	II	Family	56	53,200	\$7,560,000	\$2,901,987	
Warwick Terrace Apts	Mar. 95	236(J) (1)	II	Family	211	200,450	\$28,485,000	\$10,934,272	
					411	390,450	\$55,485,000	\$21,298,511	
					Subtotal:	682	563,400	\$90,380,000	\$35,342,055
July 1, 1999 or later:									
South Bay Villa	Jun. 01	236(J) (1)	II	Family	160	152,000	\$21,600,000	\$8,291,391	
Nine Projects					Totals:	842	715,400	\$111,980,000	\$43,633,446

Other projects

Project name	Year	Start date	End date	Duration	Start date	End date	Duration	Start date	End date	Duration
...	...	...	...	...	...	...	...	...	...	...

...	...	...	...	...	...	...	...	...	...	...
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

...	...	...	...	...	...	...	...	...	...	...
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

...

HOUSING ELEMENT

HUD SECTION 8 OPT-OUT PROPERTIES

Project Name	Date of Prepay	Section of Act	Sup. Dist	Tenant Type	Total Units	Addresses
Leffingwell Manor	Mar. 93	221(D) (4)	II	Family	89	15710 Leffingwell Rd. Whittier, Ca
Covina Manor	Aug. 95	221(D) (4)	V	Family	96	20420 E. Arrow Hwy. Covina, Ca. 91724
Canyon Terrace	Jul. 96	221(D) (4)	V	Elderly	242	2400 San Dimas Cyn Rd. Los Angeles, Ca. 91750
Cedros Ace Apts	Dec. 96	221(D) (4)	IV	Family	140	Los Angeles County
Wilmington Ac Apts	May 97	221(D) (4)	II	Family	8	12700 S. Wilmington Av. Los Angeles, Ca. 90061
Subtotal:					575	
"ELIGIBLE TO OPT-OUT AFTER JULY 1, 1999":						
Fair Valley	Aug. 01	221(D) (4)	V	Family	95	18631 Arrow Hwy. Los Angeles, Ca. 91722
Kern Villa	Apr. 02	221(D) (4)	I	Family	97	200 M Kern, Los Angeles, Ca. 90022
Total:					767	
Seven Projects						

Page 1 of 1

Project Summary

Project Summary

Project Name	Project ID	Project Manager	Project Status	Project Start Date	Project End Date	Project Budget	Project Location	Project Description
Project A	101	John Doe	Completed	2023-01-01	2023-03-31	\$100,000	New York	Project A description
Project B	102	Jane Smith	In Progress	2023-04-01	2023-06-30	\$200,000	Los Angeles	Project B description
Project C	103	Mike Johnson	On Hold	2023-07-01	2023-09-30	\$150,000	Chicago	Project C description
Project D	104	Sarah Brown	Planned	2023-10-01	2023-12-31	\$120,000	San Francisco	Project D description
Project E	105	David Wilson	Completed	2023-01-01	2023-02-28	\$80,000	Seattle	Project E description
Project F	106	Emily Davis	In Progress	2023-03-01	2023-05-31	\$90,000	Portland	Project F description
Project G	107	Chris Miller	On Hold	2023-06-01	2023-08-31	\$110,000	Denver	Project G description
Project H	108	Alexander Lee	Planned	2023-09-01	2023-11-30	\$130,000	Phoenix	Project H description
Project I	109	Olivia White	Completed	2023-02-01	2023-04-30	\$70,000	San Diego	Project I description
Project J	110	Benjamin Green	In Progress	2023-05-01	2023-07-31	\$160,000	San Jose	Project J description
Project K	111	Mia Black	On Hold	2023-08-01	2023-10-31	\$140,000	San Antonio	Project K description
Project L	112	Noah Gray	Planned	2023-11-01	2024-01-31	\$100,000	San Marcos	Project L description
Project M	113	Liam King	Completed	2023-01-01	2023-03-31	\$90,000	San Bernardino	Project M description
Project N	114	Ava Baker	In Progress	2023-04-01	2023-06-30	\$170,000	San Luis Obispo	Project N description
Project O	115	Ethan Scott	On Hold	2023-07-01	2023-09-30	\$120,000	San Mateo	Project O description
Project P	116	Charlotte Adams	Planned	2023-10-01	2023-12-31	\$110,000	San Ramon	Project P description
Project Q	117	Lucas Baker	Completed	2023-01-01	2023-02-28	\$80,000	San Jose	Project Q description
Project R	118	Hannah Brown	In Progress	2023-03-01	2023-05-31	\$180,000	San Francisco	Project R description
Project S	119	Isaac Green	On Hold	2023-06-01	2023-08-31	\$130,000	San Diego	Project S description
Project T	120	Grace King	Planned	2023-09-01	2023-11-30	\$140,000	San Antonio	Project T description

TABLE I(C)

HOUSING ELEMENT

HUD SECTION 8 OPT-OUT PROPERTIES

Project Name	Date of Prepay	Section of Act	Sup. Dist	(2) Tenant Type	Total Units	Total Unit S.F.	(1) Dev. Cost	(3) Preservation	
July 1, 1989 thru June 30, 1994:									
Leffingwell Manor	Mar. 93	221(D) (4)	IV	Family	89	84,550	\$12,015,000	\$4,612,086	
July 1, 1994 thru June 30, 1999:									
Covina Manor	Aug. 95	221(D) (4)	V	Family	96	91,200	\$12,960,000	\$4,974,834	
Canyon Terrace	Jul. 96	221(D) (4)	V	Elderly	242	126,900	\$30,250,000	\$11,388,057	
Cedros Ace Apts	Dec. 96	221(D) (4)	IV	Family	140	133,000	\$18,900,000	\$7,254,967	
Wilmington Ac Apts	May 97	221(D) (4)	II	Family	8	7,600	\$1,080,000	\$414,570	
					486	358,700	\$63,190,000	\$24,032,428	
Subtotal:					575	443,250	\$75,205,000	\$28,644,514	
July 1, 1999 or later:									
Fair Valley	Aug. 01	221(D) (4)	V	Family	95	90,250	\$12,825,000	\$4,923,013	
Kern Villa	Apr. 02	221(D) (4)	I	Family	97	92,150	\$13,095,000	\$5,026,656	
					192	182,400	\$25,920,000	\$9,949,669	
Seven Projects					Totals:	767	625,650	\$101,125,000	\$38,594,183

Project Name

Project ID

Project Location

Project Start Date

Project End Date

Project Manager

Project Status

Project Budget

Project Actual

Project Description

Project Details

Project Notes

Project Contact

Project Reference

Project Approval

Project Review

Project Action

Project Summary

Project Details

Project Notes

Project ID

Project Name

Project Location

Project Start Date

Project End Date

Project Manager

Project Budget

Project Actual

Project Status

Project Description

Project Details

Project Notes

Project Contact

Project Reference

Project Approval

Project Review

Project Action

Project Summary

Project Details

Project Notes

Project Contact

Project Reference

Project Approval

Project Review

Project Action

Project Summary

HOUSING ELEMENT AMENDMENT

**ASSUMPTIONS MADE REGARDING HUD AT-RISK PROJECTS
THAT MAY BE CONVERTED TO NON-LOW-INCOME HOUSING**

1. Development costs are based upon the cost of producing new housing based upon the total development costs (i.e., land, construction, and predevelopment). It is assumed that Section 8 rental assistance is assigned to the units and the cost of such assistance is not included in the "Development Costs."
2. Elderly units are presumed to be 0-bedroom. Family units are presumed to be 3-bedroom.
3. The cost of preservation is based upon the maximum 241(f) Equity Take-Out Loan (90% equity) available from HUD to an existing owner under the Low-Income Housing Preservation and Resident Homeownership Act of 1990. Rents for the HUD 241(f) loan are based upon 120% of the current HUD Fair Market Rents.

6/11/92

HOUSEHOLD EXPENSE STATEMENT

STATEMENT OF EXPENSES FOR THE YEAR 1967
THIS STATEMENT IS TO BE FILED WITH THE RETURN

1. The cost of household expenses is based upon the cost of providing the household with the necessities of life, such as food, clothing, shelter, and transportation. It is assumed that the household is a single person or a family unit. The cost of such expenses is not included in the "Personal Costs".

2. Only those expenses are included in the statement which are incurred by the household for its own use and not for the use of others.

3. The cost of household expenses is based upon the cost of providing the household with the necessities of life, such as food, clothing, shelter, and transportation. It is assumed that the household is a single person or a family unit. The cost of such expenses is not included in the "Personal Costs".

TABLE II

HOUSING ELEMENT

MULTI-FAMILY BOND PROGRAM

Project Name	Date of Prepay	Sup. Dist	Total Units	Low/Mod Units	Addresses
Friendship Village	Jan. 95	V	188	38	*1800 W. Badillo St. W. Covina, Ca. 91790
Old Ridge Route Road	Jun. 95	V	46	10	31727-31737 Old Ridge Rte. Rd. Castaic Ca. 91310
Concha Vista	Oct. 95	II	36	8	14310 Yukon Av. Hawthorne, Ca. 90250
Town Center Terrace	Dec. 95	IV	158	32	*16200 Vermont Av. Paramoujnt, Ca. 90723
Valencia Village	Dec. 95	V	384	77	*23700 San Fernando Rd. Ca. 91321
Garalco II	Feb. 96	II	23	5	14909-25 Chadron Av. Hawthorne, Ca. 90250
Pine Place	Feb. 96	I	22	5	*2651 Pine Place, South Gate, Ca. 90280
The California 20	Mar. 96	IV	20	4	*1060-1070 Martin Luther King Av. Long Beach, Ca. 90813
The Courtyard	Apr. 96	II	42	9	21501 S. Vermont Av. Torrance, Ca. 90502
Monterey Apartments	Jan. 97	V	96	20	*38110 E. 5th St. Palmdale, Ca 93550
Harbor Cove	Jan. 97	II	111	22	943-945 W. Carson St. Torrance, Ca. 90502
Sierra Canyon	Apr. 97	V	232	42	27250 N. Sierra Hihgway, Canyon Country, Ca. 91351
Malibu Canyon	Jul. 97	III	698	140	5758 N. Las Virgenes Rd. Calabasas, Ca. 91302
Sand Canyon Ranch	Aug. 97	V	255	51	28858 N. Silver Saddle Cir. Canyon Country, Ca. 91351
Canyon Country Villas	Dec. 97	V	328	66	*740 N. Isabella Parkway, Canyon Country, Ca. 90351
Mira Vista Townhomes	Jan. 98	V	21	5	2349-2357 Mira Vista, Montrose, Ca. 91020
Park Sierra	Nov. 98	V	776	156	18414 W. Jakes Way, Canyon Country, Ca. 91351
Diamond Park	Dec. 98	V	256	52	27940 Solamint Rd. Canyon Country, Ca 91351
Meadowridge	Jan. 99	V	176	36	*23645 N. Meadowridge Dr. Newhall, Ca. 91321
Nineteen Projects			3868	778	

*Incorporated City

TABLE II (Con't.)

Bond projects with affordability restrictions that expire on July 1, 1999 or later:

Sand Canyon Villas & T.	Nov. 99	V	220	44	28923 Prairie Lane, Canyon Country, Ca 91351
Heritage Park La Verne	Jan. 2000	V	85	17	2500 Damien Ave. La Verne, Ca 91750
Heritage Park Diamond B	Mar. 2000	IV	149	30	23750 Highland Valley Rd. Diamond Bar, Ca. 91765
Heritage Park Lakewood	Mar. 2000	IV	201	41	3299 South St. Long Beach, Ca. 90815
Padilla Place	Apr. 2000	V	42	9	*845-849 Padilla St San Gabriel, Ca. 91776
Heritage Park Monrovia	Sep. 2000	V	241	49	1024 Royal Oaks Drive, Monrovia, Ca. 91016
Heritage Park Whittier	Nov. 2000	IV	169	35	12251 Washington Bl. Whittier, Ca 90606

Seven Projects

1107 225

*Incorporated City

TABLE II (A)

HOUSING ELEMENT
MULTI-FAMILY BOND PROGRAM

Multi-family bond program projects for the following five year periods:

July 1, 1989 thru June 30, 1994:

No listed bond project(s) will expire within the above five year period.

July 1, 1994 thru June 30, 1999:

Project Name	Date of Prepay	Sup. Dist	Total Units	Low/Mod Units	(2) Total Unit S. F.	(1) Dev. Cost	(3) New Bond Issue
Friendship Village	Jan. 95	V	188	38	84,600	\$5,499,000	\$164,970
Old Ridge Route Road	Jun. 95	V	46	10	30,720	\$1,996,800	\$59,904
Concha Vista	Oct. 95	II	36	8	20,700	\$1,345,500	\$40,365
Town Center Terrace	Dec. 95	IV	158	32	84,780	\$5,510,700	\$165,321
Valencia Village	Dec. 95	V	384	77	304,800	\$19,812,000	\$594,360
Garalco II	Feb. 96	II	23	5	13,200	\$858,000	\$25,740
Pine Place	Feb. 96	I	22	5	11,520	\$748,800	\$22,464
The California 20	Mar. 96	IV	20	4	10,800	\$702,000	\$21,060
The Courtyard	Apr. 96	II	42	9	34,260	\$2,226,900	\$66,807
Monterey Apartments	Jan. 97	V	96	20	63,480	\$4,126,200	\$123,786
Harbor Cove	Jan. 97	II	111	22	83,250	\$5,411,250	\$162,338
Sierra Canyon	Apr. 97	V	232	42	159,616	\$10,375,040	\$311,251
Malibu Canyon	Jul. 97	III	698	140	490,190	\$31,862,350	\$955,871
Sand Canyon Ranch	Aug. 97	V	255	51	208,050	\$13,523,250	\$405,698
Canyon Country Villas	Dec. 97	V	328	66	237,390	\$15,430,350	\$462,911
Mira Vista Townhomes	Jan. 98	V	21	5	2,450	\$159,250	\$4,778
Park Sierra	Nov. 98	V	776	156	568,200	\$36,933,000	\$1,107,990
Diamond Park	Dec. 98	V	256	52	166,800	\$10,842,000	\$325,260
Meadowridge	Jan. 99	V	176	36	79,200	\$5,148,000	\$154,440
Nineteen Projects			3868	778	2,654,006	\$172,510,390	\$5,175,314

TABLE II(A) (Con't.)

July 1, 1999 or later:

Sand Canyon Villas & T.	Nov. 99	V	220	44	185,850	\$12,080,250	\$362,408
Heritage Park La Verne	Jan. 2000	V	85	17	52,830	\$3,433,950	\$103,019
Heritage Park Diamond B	Mar. 2000	IV	149	30	88,230	\$5,734,950	\$172,049
Heritage Park Lakewood	Mar. 2000	IV	201	41	118,830	\$7,723,950	\$231,719
Padilla Place	Apr. 2000	V	42	9	26,460	\$1,719,900	\$51,597
Heritage Park Monrovia	Sep. 2000	V	241	49	144,630	\$9,400,950	\$282,029
Heritage Park Whittier	Nov. 2000	IV	169	35	99,030	\$6,436,950	\$193,109
Seven Projects			1107	225	715,860	\$46,530,900	\$1,395,930

TABLE II (B)
HOUSING ELEMENT
DENSITY BONUS UNITS

Project Name	Period	Sup. Dist	Total Units	Low/Mod Units	(2) Total Unit S. F.	(1) Dev. Cost	(3) New Bond Issue
11919 Inez, Whittier	Nov. 98	IV	20	5	14,400	\$936,000	\$28,080

DATE

OFFICE

RECEIVED

DATE	TIME	FROM	TO	REMARKS	INITIALS
1944	10:00	Mr. Smith	Mr. Jones	Letter to Mr. Brown	J.S.
1944	11:30	Mr. White	Mr. Green	Report on Project X	M.W.
1944	2:00	Mr. Black	Mr. Grey	Meeting with Mr. Blue	R.B.
1944	3:30	Mr. Yellow	Mr. Purple	Discussion of new plan	L.Y.
1944	5:00	Mr. Brown	Mr. Orange	Final review of report	P.O.

HOUSING ELEMENT AMENDMENT

ASSUMPTIONS MADE REGARDING MULTI-FAMILY BOND PROJECTS
THAT MAY BE CONVERTED TO NON-LOW-INCOME HOUSING

1. Development costs include land, construction, and predevelopment costs. The Development Costs column represents the total unit cost necessary to subsidize the production of lower-income units, which represents approximately 20% of the total.
2. Total Unit Square footage (S.F.) represents principally two and three-bedroom affordable units.
3. The cost of a bond issue to newly construct (or refinance) multi-family units is 3% of the Development costs. The County is currently conducting a survey of the current regulatory agreements governing existing multi-family bond projects to determine the feasibility of various options of preserving or extending the affordability of these units. Such options may include project refinancing at lower interest rates and/or a cash infusion into the project.

6/11/92

UNITED STATES GOVERNMENT

ALPHABETICALLY BY NAME OF THE PERSON OR FIRM TO WHOM THE
PROPERTY WAS TRANSFERRED

1. The first of the items listed in the preceding column is the name of the person or firm to whom the property was transferred. The second column contains the name of the person or firm to whom the property was transferred. The third column contains the name of the person or firm to whom the property was transferred.

2. The second of the items listed in the preceding column is the name of the person or firm to whom the property was transferred. The third column contains the name of the person or firm to whom the property was transferred. The fourth column contains the name of the person or firm to whom the property was transferred.

3. The third of the items listed in the preceding column is the name of the person or firm to whom the property was transferred. The fourth column contains the name of the person or firm to whom the property was transferred. The fifth column contains the name of the person or firm to whom the property was transferred. The sixth column contains the name of the person or firm to whom the property was transferred.

Table III

Quantified Objectives
by Income Categories

Income Group	New Construction	Rehabilitation/ Repair	Affordability

High Income (120% + of median)	26,500 (78%)	---	---
Moderate (120% of median)	3,400 (10%)	1,330 (20%)	---
Low Income (80% of median)	2,400 (7%)	2,128 (32%)	400 (4%)
Very Low Income (50% of median)	1,600 (5%)	3,192 (48%)	9,750 (96%)

GRAND TOTAL	33,900	6,650	10,150

Current State law (SB1019) requires a Housing Element to include a statement of quantified objectives by income categories. In satisfaction of this requirement, Table III provides a breakdown of housing units by the four different income categories as shown. In developing this table, several assumptions were made:

1. A great majority of the new homes are constructed by private sector and are for high income families.
2. A great majority of the units within the rehabilitation and affordability categories are developed with government assistance.
3. Units within the affordability category are primarily developed through the Section 8 and Public Housing programs. They are typically for very low income families.
4. Rehabilitation units include redevelopment projects, improvement programs such as Rental Rehabilitation loans, and Housing Rehabilitation loans. Housing units assisted under these programs are mainly low and very low income units.
5. The existing pattern of program expenditures enumerated in the CHAS would continue.

It must be noted that the estimates on Table III are reflective of program objectives of the existing Housing Element adopted in 1989.

Generalized Objectives
by Income Categories

Income Group	Generalized Objectives	Generalized Objectives	Generalized Objectives
High Income	10,000	10,000	10,000
(100% of median)	(75%)	(75%)	(75%)
Medium Income	5,000	5,000	5,000
(100% of median)	(50%)	(50%)	(50%)
Low Income	2,500	2,500	2,500
(100% of median)	(25%)	(25%)	(25%)
Very Low Income	1,000	1,000	1,000
(100% of median)	(10%)	(10%)	(10%)
GRAND TOTAL	18,500	18,500	18,500

Current efforts to (1) provide a basis of income for housing assistance of general interest to the public, and (2) provide a basis of income for housing assistance of general interest to the public, are being made by the Housing Administration. The Housing Administration is currently conducting a study of the housing needs of the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

1. A general objective of the program is to provide housing assistance to the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

2. A general objective of the program is to provide housing assistance to the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

3. A general objective of the program is to provide housing assistance to the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

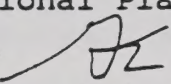
4. A general objective of the program is to provide housing assistance to the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

5. A general objective of the program is to provide housing assistance to the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

6. A general objective of the program is to provide housing assistance to the low income population, and the results of this study will be used to develop a program of housing assistance for the low income population.

September 4, 1992

TO: Rose Hamilton
Department of Regional Planning

FROM: Gregg Kawczynski 
Housing Preservation and Development

SUBJECT: REVISION OF LOS ANGELES COUNTY HOUSING ELEMENT
GENERAL PLAN AMENDMENT #92076

Listed below are revisions to the Draft Housing Element that respond to comments contained in the State Department of Housing and Community Development letter dated July 29, 1992, the input provided at the July 30, 1992 Regional Planning Commission hearing, your request of August 13 that the timeframes on all HUD Prepay and Bond Program Tables be reformulated into new ten-year periods that are consistent with the existing Housing Element, and your request of August 26 that the recommendations of the Los Angeles County Commission on Human Relations be incorporated into Action Programs contained within the Draft Amendment.

Specifically, the following revisions are recommended:

1. Based upon the information provided by your office to us on August 25, we have calculated the development and preservation costs for the "Density Bonus" units located at 11919 Inez, Whittier (see Table II B). This responds to Item A.1. of the State's letter.
2. The following revisions should be made in response to Item A.2 of the State's letter: DELETE the second complete sentence on page 5 (attached) of the Amendment ("This particular source...HUD insured agreements."), and INSERT the following:

"It should be noted, however, that funds can only be applied to preserve "at-risk" units to the extent such funds are available and eligible to be used on such projects. For example, HOME funds are not eligible for use on LIHPRHA-eligible projects, and other HUD resources are specifically designated for the site acquisition or operation of public housing. Federally-mandated tenant assistance policies may also restrict the flexibility of Section-8 rental assistance.

Of course, the County's objective of producing 300 units of affordable housing (publicly owned or privately leveraged developments) and 40 bond-financed units over the next year would serve to "replace" the potential loss of "at-risk" units. Nevertheless, the County will continue to pursue funding sources and opportunities on a project-by-project basis to preserve at risk housing, such as those described below."

Additionally, the following words should be inserted, as indicated, at the end of the incomplete sentence located at the top of page 5 of the Amendment: "...between October 1, 1991 and September 30, 1992."

3. The actions requested in Item A.3. of the State's letter to update the 221(d)(4) contract renewal dates on Canyon Terrace, Cedros Avenue Apartments and Wilmington Avenue Apartments appear on Table I(C).
4. In response to Item A.3. of the State's letter that the description of the LIHPRHA process be expanded, the following material should be inserted as a new paragraph on page 3 of the Amendment, after the second paragraph:

"If any of the project owners pursue LIHPRHA processing, the process begins with the owner filing a Notice of Intent (NOI) with HUD indicating the owner's plan for the project, of which the County and residents of the property should receive copies. This NOI alerts the County:

- That an opportunity exists for the County to provide input regarding the capital needs assessment for the property;
- There is a potential that the property could be offered for sale (subject to the mandatory right-of-first-refusal period for purchasers that would retain rent restrictions); and
- That the County and HUD can subsequently anticipate receiving a copy of a "Plan of Action" for the property for review and comment to the residents on any potential local participation in the process (e.g., resident council support) and any recommendations regarding HUD's conditions of Plan approval."

5. The State's request in Item A.3. that the July 1994 prepay status be indicated is accomplished by the reorganization of the Tables into new timeframes.

6. As requested in Item A.3. of the State's letter, the following sentence identifying the Cannon Apartments should be added on page 3 of the Amendment at the end of the first paragraph: "The Cannon Apartments, representing 35 units, was one project preserved under this interim law." The project should also be identified in the second complete paragraph on page 5 of the Amendment, as indicated.
7. As requested in Item 4. of the State's letter, the unit summaries should be amended as indicated on pages 3, 5, and 7 (attached hereto). By way of explanation, the 931 units on page 3 have been reduced to 682 units to reflect a decrease of the Leffingwell Manor project that has been moved to the 221(d)(4) category and the changed time periods. The 678 Section-8 Opt-out units should be reduced to 575 units due to the changed time periods. For purposes of clarification, the first sentence in the last paragraph on page 3 should DELETE the words: "over the next ten years" and INSERT the words: by June 30, 1999.

Additionally, the following sentence should immediately follow: "An additional 160 HUD Prepay units and 192 Section 8 Opt-out units will expire after July 1, 1999."

8. In further response to Item #4 of the State's letter, the first and second sentences of the second paragraph under "Quantified Objectives" on page 5 of the Amendment should be deleted and replaced with the following material:

"The County anticipates it will help preserve approximately 90% of the 682 HUD Prepay (LIHPRHA eligible) units at-risk through June 30, 1999. However, nearly one-half (575 units) of the 1,257 HUD units at-risk during this period are Section 8 Opt-out units and are not eligible under HUD's LIHPRHA program."
9. In further response to Item #4 of the State's letter, the 650 figure on page 7 of the Amendment (second action program) has been reduced to 615 units, which is 90% (see page 5 of the Amendment) of the total (682) HUD Prepay units at-risk through June 30, 1999.
10. In further response to Item #4 of the State's letter, the 700 unit figure on page 5 of the Amendment has been deleted. Similarly, the State's comments regarding the consistency between the timeframes in the existing Housing Element and the Tables in the Amendment has been addressed by revising the timeframes of the Tables in the Amendment.

11. In response to the State's comment in Item A.5., the implementation date for the second action program on page 7 of the Amendment has been revised to "11/92", which is the earliest possible date any project could initiate LIHPRHA processing.

The State's comment on "cross-referencing actions and projects" is rendered unnecessary due to the revisions in the timeframes of the Tables.

12. The recommendation of the Commission on Human Relations has been incorporated into the last action program on page 6 of the Amendment. Specifically, the following words should be added, as indicated, at the end of the action program: "...and to broaden interaction among tenant and ownership groups at the community level."

The revised pages and tables are attached for your reference. The tables are now divided by timeframes consistent with the existing Housing Element, have moved the Section 8 Opt-out units to separate tables, and have distinguished those units that have restrictions expiring after June 30, 1999.

Please note that the references to Tables has been changed at the following places in the Amendment:

- Page 3, last paragraph, last sentence: The new construction costs should be revised to over "\$165,000,000" and the preservation costs should be revised to approximately "\$64,000,000."
- Page 4, first paragraph, first sentence: The bond units constructed should be revised from 1,535 to 1,003. The new constructions costs should be revised to exceed "\$172,000,000" and the preservation costs should be approximately "\$5,000,000."
- Page 4, first paragraph, second sentence, now reads: "As shown in Table II, 778 units will have affordability restrictions lapse by June 30, 1999."
- Page 4, second paragraph, at the end of the first sentence add: "(Table II D)".
- Page 4, third paragraph, first sentence, now reads: "The number of at-risk units, through June 30, 1999, for all federal and local programs in the unincorporated area total 2,040."

1. In response to your letter of October 26, 1951, the
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

The [Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

2. The [Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

The [Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

It is noted that the [Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

Page 2 has been received. The [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

Page 3 has been received. The [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

Page 4 has been received. The [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

Page 5 has been received. The [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

Page 6 has been received. The [Name] has been
[Name] has been advised that the [Name] has been
[Name] has been advised that the [Name] has been

Rose Hamilton
September 4, 1992
Page 5

- Page 4, third paragraph, first sentence: The new construction costs should be revised to "approximately \$340,000,000" and the preservation costs should be revised to "approximately \$70,000,000."
- Page 5, first paragraph under "Quantified Objectives" should read: "The County anticipates that it will structure new bond issues to preserve or replace virtually all of the 778 locally bond financed at-risk units with affordability restrictions expiring by June 30, 1999."

Please advise me of any comments you may have and your projected timetable for submitting this document to the Board of Supervisors. I may also be transmitting further comment to you pending management comments.

GK:helerev.903

Attachments

September 23, 1992

TO: Rose Hamilton
Department of Regional Planning

FROM: Gregg Kawczynski
Housing Preservation and Development

SUBJECT: REVISION OF LOS ANGELES COUNTY HOUSING ELEMENT
GENERAL PLAN AMENDMENT #92076

Please find below comments addressing your most recent questions regarding the Draft Amendment:

1. The paragraph identifying the expiration of HUD prepay units during the next ten years should read: "...there are presently 682 HUD prepay units..." This is derived from the Table I total of 842 units (less 160 units for Warwick Terrace Apts that are eligible for prepay after July 1, 1999).
2. This same paragraph should continue: "... and 575 Section 8 Opt-out units..." This is derived from the Table I(B) total of 767 units (less 95 and 97 units for Fair Valley and Kern Villa, respectively). I believe we should also change the language from "prepay" to "opt-out", as indicated.
3. The dollar figures in this paragraph should read: "It is estimated that it would take over \$165,000,000 to replace these units through new construction..." This is derived from adding the following figures:

\$ 34,895,000	(Table IA)	7/89-6/94
55,485,000	(Table IA)	7/94-6/99
24,975,000	(Table IC)	7/89-6/94
<u>50,230,000</u>	(Table IC)	7/94-6/99
\$165,585,000		

Please note, however, the corrections to Table I(C) that we need to make.

4. This same paragraph should continue: "...and approximately \$64,000,000 to preserve them through a variety of incentives." This is derived from adding the following figures:

\$ 14,043,543	(Table IA)	7/89-6/94
21,298,511	(Table IA)	7/94-6/99
9,586,920	(Table IC)	7/89-6/94
<u>19,057,594</u>	(Table IC)	7/94-6/99
\$ 63,986,568		

Please note, however, the corrections to Table I(C) that we need to make.

Rose Hamilton

September 11, 1992

TO: The Honorable
Department of National Defence

FROM: The Honorable
Minister of National Defence

SUBJECT: Review of the Department's
Financial Management System

Please find below comments regarding your recent submission
regarding the Department's Financial Management System.

1. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

2. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

3. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

1. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

4. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

5. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

1. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

6. The Department's Financial Management System is a complex system
that requires a thorough review. The Department's Financial
Management System is a complex system that requires a thorough
review. The Department's Financial Management System is a complex
system that requires a thorough review.

Page 1 of 1

September 23, 1992

Page 2

5. I believe the unit and dollar figures relating to Bond-Financed projects are accurate.
6. The total number of units "at risk" over the next ten years, as stated under "Resources for Preservation of Units At Risk" is 2,040; determined as follows:

682	(Table IA)	7/89-6/99	Subtotal
575	(Table IC)	7/89-6/99	Subtotal
778	(Table IIA)	7/89-6/99	Subtotal
<u>5</u>	(Table IIB)	Density Bonus	Total
2,040	Total At-Risk Units (the next 10 yrs)		

7. The new construction dollar amount for all units at-risk during the next ten years is "approximately \$340,000,000, calculated as follows:

\$ 90,380,000	(Table IA)	7/89-6/99
75,205,000	(Table IC)	7/89-6/99
172,510,390	(Table IIA)	7/89-6/94
<u>936,000</u>	(Table IIB)	7/89-6/99
\$339,031,390		

8. The preservation dollar amount for all units at-risk during the next ten years is "approximately \$70,000,000, calculated as follows:

\$ 35,342,054	(Table IA)	7/89-6/99
28,644,514	(Table IC)	7/89-6/99
5,175,312	(Table IIA)	7/89-6/94
<u>28,080</u>	(Table IIB)	7/89-6/99
\$ 69,189,960		

9. The source of the 340 affordable housing units is the CHAS. Therefore, we may wish to say: "Of course the County's objective, as stated in the CHAS, of producing..."
10. I have also attached, with noted revisions, Table I(B) and Table I(C). I have asked Bill Pro of our staff to make the revised changes and FAX them to you. Subsequently, we will deliver hard copies.

Please call me at (213) 260-2165 or (310) 595-1401 (9/24 remote location) if you have any questions.

GK:helerev.923

Attachments

cc: Bill Pro

NEGATIVE DECLARATION

**Housing Element Amendment
for the County of Los Angeles
General Plan**

The proposed project is an amendment to the Housing Element for the County of Los Angeles General Plan.

Pursuant to Section 65087 of the California Planning and Zoning Law, an initial, local government and regional housing element analysis and program for housing element development. Specifically, this effort will be an analysis of existing housing element development in the County of Los Angeles and a determination of the need for a new housing element program. The analysis will be conducted in accordance with the requirements of the California Planning and Zoning Law, and the results will be used to develop a new housing element program for the County of Los Angeles. The analysis will be conducted in accordance with the requirements of the California Planning and Zoning Law, and the results will be used to develop a new housing element program for the County of Los Angeles. The analysis will be conducted in accordance with the requirements of the California Planning and Zoning Law, and the results will be used to develop a new housing element program for the County of Los Angeles.

The Housing Element Amendment is applicable to the unincorporated areas of the County of Los Angeles.

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, Ca. 90012

April 13, 1992

REATIVE RELATIONS

Relative to the
for the County of Los Angeles
Department of

County of Los Angeles
Department of
120 West
Los Angeles, Cal 90012

April 17, 1982

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

NEGATIVE DECLARATION

1. Description of Project

The proposed project is an amendment to the Housing Element for the County of Los Angeles General Plan.

Pursuant to Section 65583 of the California Planning and Zoning Law, as amended, local governments are required to provide an analysis and program for preserving assisted housing developments. Specifically, this effort entails an analysis of existing housing developments in the County's unincorporated areas that are subject to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. In addition, programs designed to preserve these at-risk units are also included in this amendment so that tenant displacement can be prevented or minimized. All other aspects of the existing Housing Element remain unchanged.

2. Location of the Project

The Housing Element Amendment is applicable to the unincorporated areas of Los Angeles County.

3. Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

No mitigation measures are necessary. The amended Element does not change the amount of urban-designated land, nor does it affect any land use density designations beyond what was allocated in the 1980 County of Los Angeles General Plan and subsequent plan amendments.

OFFICE OF THE ATTORNEY GENERAL
STATEMENT OF PUBLIC POLICY
REGARDING THE PROPOSED

Construction of a Bridge

The proposed bridge is an addition to the existing bridge
for the County of Los Angeles County, California.

According to Section 1000 of the California Constitution, the
County of Los Angeles, as created, shall have the right to
provide for the safety and health of the people of the County
by the construction of bridges. The County of Los Angeles
has the honor to acknowledge the fact that the proposed bridge
is a necessary addition to the existing bridge for the County
of Los Angeles. The County of Los Angeles has the honor to
acknowledge the fact that the proposed bridge is a necessary
addition to the existing bridge for the County of Los Angeles.
The County of Los Angeles has the honor to acknowledge the fact
that the proposed bridge is a necessary addition to the existing
bridge for the County of Los Angeles. The County of Los Angeles
has the honor to acknowledge the fact that the proposed bridge
is a necessary addition to the existing bridge for the County
of Los Angeles. The County of Los Angeles has the honor to
acknowledge the fact that the proposed bridge is a necessary
addition to the existing bridge for the County of Los Angeles.

Location of the Bridge

The proposed bridge is located in the County of Los Angeles,
California.

Estimated Cost of the Bridge

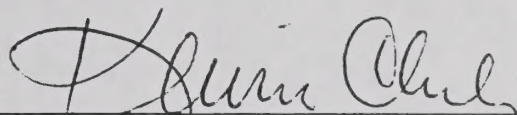
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.
The estimated cost of the proposed bridge is \$1,000,000.00.

4. Finding of No Significant Effect

Based on the attached Initial Study, it has been determined that the project will not have a significant adverse effect on the physical environment.

Date:

6-1-92


(Signature)

Name: Kerwin Chih

Title: Principal Regional
Planning Assistant for
Los Angeles County

INITIAL STUDY

Housing Element Amendment for the County of Los Angeles General Plan

This Initial Study was prepared by the Department of Regional Planning pursuant to the provisions of the California Environmental Quality Act of 1970 as amended (Division 13 of the California Resources Code); the "State EIR Guidelines" (Division 6 of the California Administrative Code); and, the "County of Los Angeles Environmental Document Reporting Procedures and Guidelines."

1. Description and Location of Project

The proposed project is a Housing Element Amendment for the County of Los Angeles General Plan, pursuant to the provisions of Section 65583 of the California Planning and Zoning Law, as amended. The project provides an analysis of existing housing developments in the County's unincorporated areas that are subject to possible conversion to non-low-income units during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction. Also included in this project is a program designed to preserve these at-risk units so that tenant displacement can be prevented or minimized. All other aspects of the existing Housing Element remain unchanged.

The location of the project is the entire unincorporated area of Los Angeles County.

2. Compatibility with the General Plan

The goals, objectives, policies, and programs of the amended Housing Element are consistent with the Los Angeles County General Plan and each element thereof, since the major focus of this amendment effort is to preserve existing low-income housing units and no other aspects of the General Plan including its goals, objectives, policies and programs will be altered.

The Los Angeles County General Plan, of which the Housing Element is a component, was prepared in conjunction with the SCAG Regional Housing Needs Assessment, and is consistent with the said regional plan.

3. Environmental Setting

Los Angeles County is characterized by a diverse environmental setting. Basically, the county may be divided into four natural sub-regions: northern desert, central mountains, coastal low-lands, and offshore islands.

The northern desert includes the Antelope Valley portion of the County. This area consists of desert plains, hills, buttes, and dry lake beds. The major urban areas include the cities of Lancaster and Palmdale and the adjacent unincorporated areas. Except for the foothills and buttes, the area is generally level and contains scattered vegetation.

The central mountains include the steep rugged terrain of the San Gabriel and Santa Susanna Mountain ranges. Much of this area is federally-owned national forest. Level areas are found primarily in the Santa Clarita Valley, Acton, and Agua Dulce areas.

The coastal lowland is a highly urbanized area containing approximately 97 percent of the County's population. It includes the relatively level coastal plain, and the San Gabriel and San Fernando Valleys. The area is broken up by the Santa Monica Mountains, Palos Verdes Hills, and Puente/San Jose Hills.

Finally, the offshore terrain includes the mountainous Santa Catalina and San Clemente Islands. The City of Avalon is located on Santa Catalina Island. San Clemente Island is under Federal ownership and use.

A more extensive discussion of the County's environmental setting may be found in the certified Final Environmental Impact Report for the Los Angeles County General Plan. This document is available for public review in the offices of the Department of Regional Planning, 320 West Temple Street, Room 1355, Los Angeles, California 90012.

4. Identification of Environmental Effects

Introduction:

The Housing Element will be amended to include a section addressing impacts on subsidized housing units subject to possible change to non-low-income use. The Housing Element is a part of the adopted County General Plan. As such, it was designed to become a cohesive and integrated part of the Plan.

Introduction

The purpose of this study is to provide a general overview of the history and development of the County of Los Angeles, California, from its early settlement to the present day. The study will focus on the major events and trends that have shaped the County's growth and development over the centuries.

The County of Los Angeles is one of the largest and most diverse counties in the United States. It is home to a wide variety of people, cultures, and landscapes. The County's history is rich and varied, with a long and storied past. This study will explore the County's history from its early settlement to the present day, focusing on the major events and trends that have shaped its growth and development.

The County of Los Angeles is a large and diverse county, with a long and storied history. It is home to a wide variety of people, cultures, and landscapes. The County's history is rich and varied, with a long and storied past. This study will explore the County's history from its early settlement to the present day, focusing on the major events and trends that have shaped its growth and development.

The County of Los Angeles is a large and diverse county, with a long and storied history. It is home to a wide variety of people, cultures, and landscapes. The County's history is rich and varied, with a long and storied past. This study will explore the County's history from its early settlement to the present day, focusing on the major events and trends that have shaped its growth and development.

The County of Los Angeles is a large and diverse county, with a long and storied history. It is home to a wide variety of people, cultures, and landscapes. The County's history is rich and varied, with a long and storied past. This study will explore the County's history from its early settlement to the present day, focusing on the major events and trends that have shaped its growth and development.

The County of Los Angeles is a large and diverse county, with a long and storied history. It is home to a wide variety of people, cultures, and landscapes. The County's history is rich and varied, with a long and storied past. This study will explore the County's history from its early settlement to the present day, focusing on the major events and trends that have shaped its growth and development.

Geography

The County of Los Angeles is a large and diverse county, with a long and storied history. It is home to a wide variety of people, cultures, and landscapes. The County's history is rich and varied, with a long and storied past. This study will explore the County's history from its early settlement to the present day, focusing on the major events and trends that have shaped its growth and development.

The certified Environmental Impact Report for the General Plan, adopted in 1980, discusses the environmental impact associated with new urban expansion areas projected in the Plan. The draft Housing Element does not recommend any change in the amount or capacity of urban land designated in the County General Plan. The revised Housing Element also does not include any specific development proposals. Action programs of the Element will be subject to environmental evaluation. Continuing programs have already been reviewed for environmental impact, and several of these programs, such as acquisition of housing units for low-income housing, are categorically exempt under CEQA.

Natural Resources:

No significant impacts to natural resources are expected to result from implementation of the revised Housing Element. The 1980 General Plan Final EIR identifies potentially significant impacts to prime agricultural soils in the North County. The revised Housing Element will not exacerbate this potential impact. Other policies of the General Plan are designed to direct development away from significant agricultural and ecological resource areas and to promote land use arrangements that are compatible with agricultural activities.

Cultural Resources/Visual Qualities:

No significant impacts are expected to cultural or visual resources from implementation of the revised Housing Element. CEQA requirements will be applicable to new development to ensure a proper evaluation of cultural and visual impacts.

Services:

No significant impacts are anticipated to the provision of services from implementation of the revised Housing Element. The proposed amendment will not accelerate the pace of development to exacerbate the service capacities of existing infrastructure. Nevertheless, General Plan policy is specifically designed to ensure that new development pays for the marginal costs of services that it demands in a timely fashion. CEQA and subdivision review procedures at the individual project level will consider the specific impacts of projects.

Summary:

On the basis of this Initial Study, the revised Housing Element will not have a significant impact on the physical environment (please refer to the checklist attached to this Initial Study).

5. Discussion of Ways to Mitigate Significant Effects

No mitigation measures are necessary since the adoption of the proposed amendment to the Housing Element will not have significant adverse impact on the physical environment.

SECRET

On the basis of this initial study, the working hypothesis
presented will have a significant impact on the physical
environment. This study is the foundation for the
initial study.

Discussion of the study is presented in the following

As discussed previously, the hypothesis states that the physical
environment is the basis for the physical environment.
The physical environment is the basis for the physical environment.

STAFF USE ONLY

PROJECT NUMBER :

N/A

CASES: HOUSING ELEMENT AMENDMENT

* * * * * INITIAL STUDY * * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

Map/Case Date: 4-7-1992 Staff Member: KERWIN CHAN

Thomas Guide: _____ USGS Quad: _____

Location: THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY

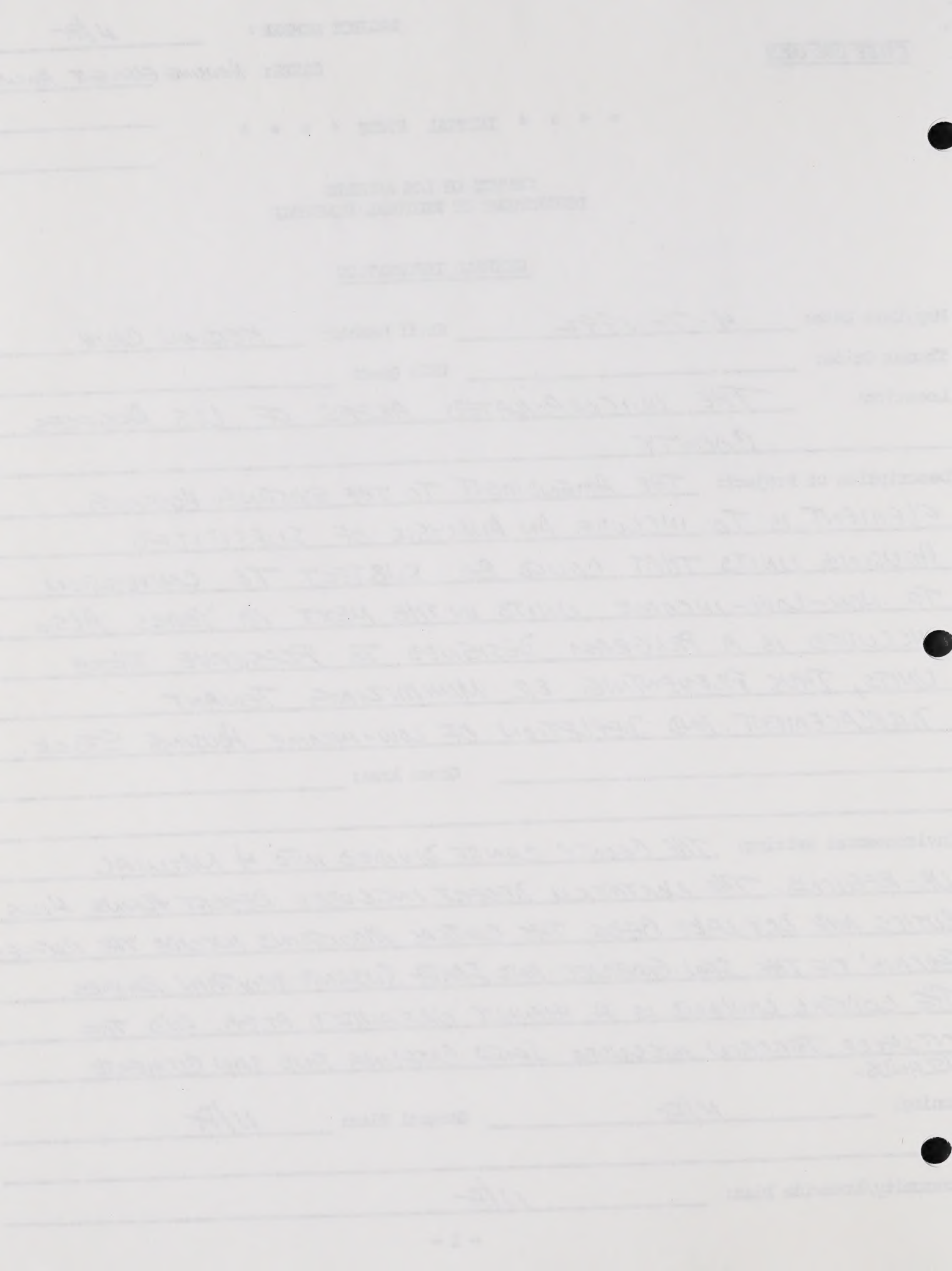
Description of Project: THE AMENDMENT TO THE EXISTING HOUSING ELEMENT IS TO INCLUDE AN ANALYSIS OF SUBSIDIZED HOUSING UNITS THAT COULD BE SUBJECT TO CONVERSION TO NON-LOW-INCOME UNITS IN THE NEXT 10 YEARS. ALSO INCLUDED IS A PROGRAM DESIGNED TO PRESERVE THESE UNITS, THUS PREVENTING OR MINIMIZING TENANT DISPLACEMENT AND DEPLETION OF LOW-INCOME HOUSING STOCK.

Gross Area: _____

Environmental Setting: THE COUNTY CAN BE DIVIDED INTO 4 NATURAL SUB-REGIONS. THE NORTHERN DESERT INCLUDES DESERT PLAINS, HILLS BUTTES AND DRY LAKE BEDS, THE CENTRAL MOUNTAINS INCLUDE THE RANGED TERRAIN OF THE SAN GABRIEL AND SANTA SUSANA MOUNTAIN RANGES. THE COASTAL UPLAND IS A HIGHLY URBANIZED AREA. AND THE OFFSHORE TERRAIN INCLUDES SANTA CATALINA AND SAN CLEMENTE ISLANDS.

Zoning: N/A General Plan: N/A

Community/Areawide Plan: N/A



Major projects in area:

Project Numbers

Description

NOTE: For EIR's, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☒ Coastal Commission
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Topanga-Las Virgenes Conservation District
- ☒ Santa Monica Mountains Conservancy
- ☒ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ _____

Regional Significance

- ☐ None
- ☒ SCAG Criteria
- ☒ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area

Section 1

Page 1 of 1

When the 100% of the project has been completed, the following will be completed:

Section 2

Section 2	Section 3	Section 4
☐ 100%	☐ 100%	☐ 100%
☐ 100%	☐ 100%	☐ 100%
☐ 100%	☐ 100%	☐ 100%
☐ 100%	☐ 100%	☐ 100%
☐ 100%	☐ 100%	☐ 100%
☐ 100%	☐ 100%	☐ 100%
☐ 100%	☐ 100%	☐ 100%

☐ 100%
☐ 100%
☐ 100%
☐ 100%
☐ 100%

IMPACT ANALYSIS MATRIX:

CATEGORY		Factor	P	A	G	E	No Impact/Insignificant Impact	Significant Impact	Potential Concern
NATURAL HAZARDS		Geotechnical	5	✓					
		Flood	6	✓					
		Fire	7	✓					
		Noise	8	✓					
NATURAL RESOURCES		Water Quality	9	✓					
		Air Quality	10	✓					
		Biota	11	✓					
CULTURAL RESOURCES/ VISUAL		Cultural Resources	12	✓					
		Visual Qualities	13	✓					
SERVICES		Traffic/Access	14	✓					
		Sewage Disposal	15	✓					
		Education	16	✓					
		Fire/Sheriff	17	✓					
		Utilities	18	✓					
OTHER		General	19	✓					
		Environ. Safety	20	✓					

DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ Preliminary ☒ FINAL 6-1-92 Ry
- ☒ ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.
- ☐ ☐ NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see "Conditions", page 4).
- ☐ ☐ ENVIRONMENTAL IMPACT REPORT, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".
- ☐ Determination appealed—see attached sheet.

Environmental Finding (Negative Declarations):

- ☒ **ND** An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.
- ☐ **NIC** An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Acceptance Letter included as part of this Initial Study.

NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

Reviewed by: 4/2/92

Date: 4-2-92

TABLE 1. Summary of the results of the study.

Study	Year	Location	Sample Size	Results
1	1980	USA	100	...
2	1981	USA	100	...
3	1982	USA	100	...
4	1983	USA	100	...
5	1984	USA	100	...
6	1985	USA	100	...
7	1986	USA	100	...
8	1987	USA	100	...
9	1988	USA	100	...
10	1989	USA	100	...
11	1990	USA	100	...
12	1991	USA	100	...
13	1992	USA	100	...
14	1993	USA	100	...
15	1994	USA	100	...
16	1995	USA	100	...
17	1996	USA	100	...
18	1997	USA	100	...
19	1998	USA	100	...
20	1999	USA	100	...
21	2000	USA	100	...
22	2001	USA	100	...
23	2002	USA	100	...
24	2003	USA	100	...
25	2004	USA	100	...
26	2005	USA	100	...
27	2006	USA	100	...
28	2007	USA	100	...
29	2008	USA	100	...
30	2009	USA	100	...
31	2010	USA	100	...
32	2011	USA	100	...
33	2012	USA	100	...
34	2013	USA	100	...
35	2014	USA	100	...
36	2015	USA	100	...
37	2016	USA	100	...
38	2017	USA	100	...
39	2018	USA	100	...
40	2019	USA	100	...
41	2020	USA	100	...
42	2021	USA	100	...
43	2022	USA	100	...
44	2023	USA	100	...
45	2024	USA	100	...
46	2025	USA	100	...
47	2026	USA	100	...
48	2027	USA	100	...
49	2028	USA	100	...
50	2029	USA	100	...
51	2030	USA	100	...
52	2031	USA	100	...
53	2032	USA	100	...
54	2033	USA	100	...
55	2034	USA	100	...
56	2035	USA	100	...
57	2036	USA	100	...
58	2037	USA	100	...
59	2038	USA	100	...
60	2039	USA	100	...
61	2040	USA	100	...
62	2041	USA	100	...
63	2042	USA	100	...
64	2043	USA	100	...
65	2044	USA	100	...
66	2045	USA	100	...
67	2046	USA	100	...
68	2047	USA	100	...
69	2048	USA	100	...
70	2049	USA	100	...
71	2050	USA	100	...
72	2051	USA	100	...
73	2052	USA	100	...
74	2053	USA	100	...
75	2054	USA	100	...
76	2055	USA	100	...
77	2056	USA	100	...
78	2057	USA	100	...
79	2058	USA	100	...
80	2059	USA	100	...
81	2060	USA	100	...
82	2061	USA	100	...
83	2062	USA	100	...
84	2063	USA	100	...
85	2064	USA	100	...
86	2065	USA	100	...
87	2066	USA	100	...
88	2067	USA	100	...
89	2068	USA	100	...
90	2069	USA	100	...
91	2070	USA	100	...
92	2071	USA	100	...
93	2072	USA	100	...
94	2073	USA	100	...
95	2074	USA	100	...
96	2075	USA	100	...
97	2076	USA	100	...
98	2077	USA	100	...
99	2078	USA	100	...
100	2079	USA	100	...
101	2080	USA	100	...
102	2081	USA	100	...
103	2082	USA	100	...
104	2083	USA	100	...
105	2084	USA	100	...
106	2085	USA	100	...
107	2086	USA	100	...
108	2087	USA	100	...
109	2088	USA	100	...
110	2089	USA	100	...
111	2090	USA	100	...
112	2091	USA	100	...
113	2092	USA	100	...
114	2093	USA	100	...
115	2094	USA	100	...
116	2095	USA	100	...
117	2096	USA	100	...
118	2097	USA	100	...
119	2098	USA	100	...
120	2099	USA	100	...
121	2100	USA	100	...
122	2101	USA	100	...
123	2102	USA	100	...
124	2103	USA	100	...
125	2104	USA	100	...
126	2105	USA	100	...
127	2106	USA	100	...
128	2107	USA	100	...
129	2108	USA	100	...
130	2109	USA	100	...
131	2110	USA	100	...
132	2111	USA	100	...
133	2112	USA	100	...
134	2113	USA	100	...
135	2114	USA	100	...
136	2115	USA	100	...
137	2116	USA	100	...
138	2117	USA	100	...
139	2118	USA	100	...
140	2119	USA	100	...
141	2120	USA	100	...
142	2121	USA	100	...
143	2122	USA	100	...
144	2123	USA	100	...
145	2124	USA	100	...
146	2125	USA	100	...
147	2126	USA	100	...
148	2127	USA	100	...
149	2128	USA	100	...
150	2129	USA	100	...
151	2130	USA	100	...
152	2131	USA	100	...
153	2132	USA	100	...
154	2133	USA	100	...
155	2134	USA	100	...
156	2135	USA	100	...
157	2136	USA	100	...
158	2137	USA	100	...
159	2138	USA	100	...
160	2139	USA	100	...
161	2140	USA	100	...
162	2141	USA	100	...
163	2142	USA	100	...
164	2143	USA	100	...
165	2144	USA	100	...
166	2145	USA	100	...
167	2146	USA	100	...
168	2147	USA	100	...
169	2148	USA	100	...
170	2149	USA	100	...
171	2150	USA	100	...
172	2151	USA	100	...
173	2152	USA	100	...
174	2153	USA	100	...
175	2154	USA	100	...
176	2155	USA	100	...
177	2156	USA	100	...
178	2157	USA	100	...
179	2158	USA	100	...
180	2159	USA	100	...
181	2160	USA	100	...
182	2161	USA	100	...
183	2162	USA	100	...
184	2163	USA	100	...
185	2164	USA	100	...
186	2165	USA	100	...
187	2166	USA	100	...
188	2167	USA	100	...
189	2168	USA	100	...
190	2169	USA	100	...
191	2170	USA	100	...
192	2171	USA	100	...
193	2172	USA	100	...
194	2173	USA	100	...
195	2174	USA	100	...
196	2175	USA	100	...
197	2176	USA	100	...
198	2177	USA	100	...
199	2178	USA	100	...
200	2179	USA	100	...
201	2180	USA	100	...
202	2181	USA	100	...
203	2182	USA	100	...
204	2183	USA	100	...
205	2184	USA	100	...
206	2185	USA	100	...
207	2186	USA	100	...
208	2187	USA	100	...
209	2188	USA	100	...
210	2189	USA	100	...
211	2190	USA	100	...
212	2191	USA	100	...
213	2192	USA	100	...
214	2193	USA	100	...
215	2194	USA	100	...
216	2195	USA	100	...
217	2196	USA	100	...
218	2197	USA	100	...
219	2198	USA	100	...
220	2199	USA	100	...
221	2200	USA	100	...
222	2201	USA	100	...
223	2202	USA	100	...
224	2203	USA	100	...
225	2204	USA	100	...
226	2205	USA	100	...
227	2206	USA	100	...
228	2207	USA	100	...
229	2208	USA	100	...
230	2209	USA	100	...
231	2210	USA	100	...
232	2211	USA	100	...
233	2212	USA	100	...
234	2213	USA	100	...
235	2214	USA	100	...
236	2215	USA	100	...
237	2216	USA	100	...
238	2217	USA	100	...
239	2218	USA	100	...
240	2219	USA	100	...
241	2220	USA	100	...
242	2221	USA	100	...
243	2222	USA	100	...
244	2223	USA	100	...
245	2224	USA	100	...
246	2225	USA	100	...
247	2226	USA	100	...

PROJECT CHANGES/CONDITIONS

- ☐ Prior to () recordation of the final map () issuance of a building permit and as a means of mitigating potential environmental impacts, it must be demonstrated to the satisfaction of the Regional Planning Commission that sewer connection permits can be obtained from () county Sanitation District No. ____ () Las Virgenes Municipal Water District or its legal successor that meet the requirements of the California Regional Water Quality Control Board pursuant to Division 7 of the Water Code.
- ☐ Prior to alteration of any streambeds, and as a means of mitigating potential environmental impacts, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.
- ☐ Prior to () tentative approval () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall submit an archaeology report for the entire project site (unless otherwise noted) prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist and approved by the Department of Regional Planning.
- ☐ Prior to () tentative approval () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning.
- ☐ As a condition of () final approval () the grant () approval of the zoning ordinance, and as a means of mitigating potential environmental impacts, the applicant shall dedicate to the County of Los Angeles, () the right to prohibit construction over an area demarcated on the () tentative map () plot plan, () construction of more than one residence of commercial unit and related accessory building on any one lot on the project site. A note to this effect shall be () placed on final map or on the Grant Waiver () recorded on the title
- ☐ Prior to () tentative approval () recordation of the final map () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall drill and test flow a well(s) to the satisfaction of the Department of Public Works/Engineering Division. A warning note shall be () placed on the final map and in the CCRs () recorded on the title, indicating that the area has a limited groundwater supply and that water may not be available during periods of severe drought. A copy of the () CCRs shall be submitted to the Department of Regional Planning and subsequently recorded with the final map () title shall be submitted to the Department of Regional Planning for approval.
- ☐ As a condition of () final approval () the grant () approval of the zoning ordinance, and as a means of mitigating potential environmental impacts, a warning note shall () be placed in the CCRs () recorded on the title, indicating that the area has a limited groundwater supply during periods of severe drought. A copy of the () CCRs shall be submitted to the Department of Regional Planning for approval and subsequently recorded with the final map () title shall be submitted to the Department of Regional Planning for approval.
- ☐ Prior to recordation of the final map, the subdivider shall be required to enter into an agreement with the County to pay to the County a sum not to exceed \$3,500.00 per residential unit, and not to be less than \$2,000.00 per residential unit for the purpose of contributing to the proposed Road Benefit District prior to occupancy or upon demand of payment by the County Road Commission. Security for the performance of said agreement shall be guaranteed by the filing of a bond by a duly authorized surety.
- ☐ Prior to scheduling for public bearing, and as a means of mitigating any environmental impacts associated with the distance of the project to the nearest fire station, the applicant shall agree to comply with recommendations of the County Forester and Fire Warden.

☐ See attached pages for additional Project/Changes/Conditions

1. The purpose of this document is to provide a detailed description of the system and its components. It is intended for use by the system administrator and the user.

2. The system is designed to provide a secure and reliable environment for the user. It is capable of handling a large number of users and transactions.

3. The system is composed of several modules, each of which performs a specific function. These modules are interconnected and work together to provide the system's overall functionality.

4. The system is designed to be flexible and scalable. It can be configured to meet the needs of different organizations and can be expanded to handle additional users and transactions.

5. The system is designed to be easy to use. It provides a simple and intuitive interface that allows users to perform their tasks efficiently.

6. The system is designed to be secure. It includes a variety of security features, including user authentication, data encryption, and access control.

7. The system is designed to be reliable. It includes a variety of reliability features, including backup and recovery, fault tolerance, and high availability.

8. The system is designed to be cost-effective. It provides a range of pricing options to meet the needs of different organizations.

9. The system is designed to be easy to integrate. It can be integrated with a variety of other systems and applications.

10. The system is designed to be easy to maintain. It includes a variety of maintenance features, including monitoring, logging, and reporting.

...related to each factor would not be relevant.

ENVIRONMENTAL ANALYSIS

1.0 Hazard Factors

1.1 Geotechnical

Future development proposals will be subject to additional and specific environmental review.

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Is the project site located in an active or potentially active fault zone?
N/A
- b. ☐ ☐ Is the project site located in an area containing a major landslide(s)?
N/A
- c. ☐ ☐ Is the project site located in an area having high slope instability?
N/A
- d. ☐ ☐ Is the project site subject to high subsidence, high groundwater level, or hydrocompaction?
N/A
- e. ☐ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
N/A
- f. ☐ ☐ Other factors? _____
N/A

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Building Ordinance No. 2225-- Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, geotechnical factors?

☐ Yes ☒ No

1.2 Flood

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
N/A
- b. ☐ ☐ Is the project site located within or does it contain a floodway or floodplain?
N/A
- c. ☐ ☐ Is the project site located in or subject to high mudflow conditions?
N/A
- d. ☐ ☐ Will the project contribute, or be subject to, high erosion and debris deposition from run-off?
N/A
- e. ☐ ☐ Other factors? _____
N/A

MITIGATION MEASURES:

Standard mitigation measures are:

- ☐ Building Ordinance No. 2225--Section 308A
- ☐ Flood Control District Drainage Concept
- ☐ Ordinance No. 12,114 (Floodways)

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, flood (hydrological) factors?

☐ Yes

☒ No

ATTENTION: READER

- ☐ ☐ Is a major drainage project, as indicated on map
from sheets by a shaded line, located on the project
area
- ☐ ☐ Is the project area located within or near a drainage
area indicated on map
- ☐ ☐ Is the project area located in an area subject to high
water
- ☐ ☐ Will the project contribute, or be subject to, high
water
- ☐ ☐ Other factors

ATTENTION: READER

Special attention measures are:

- ☐ Building structures on high ground
- ☐ Flood control measures project design
- ☐ Structures on high ground

Other considerations: ☐ See map ☐ Project design

REMARKS:

On the basis of the above information, would the project have a
significant impact on, or be subject to, flood (hydrology)?

☐ Yes ☐ No

1.3 Fire

SETTING/IMPACTS

- a. ☐ ^Y ☐ ^N Is the project site located in a high fire hazard area (Fire Zone 4 or Quinton/Redgate fire classification)?
N/A
- b. ☐ ☐ Is the project site in a high fire hazard area and served by inadequate access due to length, width, surface material, turnarounds, or grade?
N/A
- c. ☐ ☐ Is the project site in a high fire hazard area and has more than 75 dwelling units on a single access?
N/A
- d. ☐ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
N/A
- e. ☐ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
N/A
- f. ☐ ☐ Does the proposed use constitute a potentially dangerous fire hazard condition/use?
N/A
- g. ☐ ☐ Other Factors? _____
N/A

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Fire Ordinance No. 2947

☐ Water Ordinance No. 7834 ☐ Fire Prevention Manual Regulation No. 12

Other considerations: ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, fire hazard factors?

☐ Yes

☒ No

1.4 Noise

SETTING/IMPACT:

- a. ☐ ^Y ☐ ^N Is the project site located near a high noise source (airports, railroads, freeways, industry)?
N/A
- b. ☐ ☐ Will the project substantially increase ambient noise levels, including those associated with special equipment (such as air conditioning units) or parking areas associated with the project?
N/A
- c. ☐ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility)?
N/A
- d. ☐ ☐ Other factors? _____
N/A

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Building Ordinance No. 2225--Chapter 35

☐ Noise Ordinance No. 11,778

Other considerations: ☐ Lot Size ☐ Project Design

☐ Compatible Use

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be adversely impacted by, noise?

☐ Yes

☒ No

2.0 Natural Resources

2.1 Water Quality

SETTING/IMPACT:

- a. ☐ ^Y ☐ ^N Will the proposed project require the use of a private sewage disposal system?
N/A
- ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations?
N/A
- ☐ ☐ Is the project proposing on-site systems located in close proximity to a drainage course?
N/A
- b. ☐ ☐ Will the proposed project place industrial waste (corrosive or toxic materials) into a private sewage disposal system or a community system?
N/A
- c. ☐ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
N/A
- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

☐ Health Ordinance
No. 7583--Chapter 5

☐ Plumbing Code--Ordinance
No. 2269

☐ Industrial Waste Permit

Other considerations:

☐ Lot Size

☐ Lot Design

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be impacted by, water quality problems?

☐ Yes

☒ No

2.1 Project Summary

SETTING/CONTEXT:

1. Will the proposed project require the use of a private sewage disposal system? ☐ ☒ *A/H*
2. Is the project located in an area where there are no existing sewer lines? ☐ ☒ *A/H*
3. Is the project located in an area where there are no existing sewer lines? ☐ ☒ *A/H*
4. Will the proposed project require the use of a private sewage disposal system? ☐ ☒ *A/H*
5. Is the project located in an area where there are no existing sewer lines? ☐ ☒ *A/H*
6. Will the proposed project require the use of a private sewage disposal system? ☐ ☒ *A/H*

WATER SUPPLY:

1. Is the project located in an area where there are no existing water lines? ☐ ☒ *A/H*
2. Will the proposed project require the use of a private water supply system? ☐ ☒ *A/H*
3. Is the project located in an area where there are no existing water lines? ☐ ☒ *A/H*

CONCLUSIONS:

Considering the above information, the project is recommended for approval. ☐ ☒ *A/H*

2.2 Air Quality

SETTING/IMPACT:

- a. ☐ ^Y
☐ ^N
N/A Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area, or 1,000 employees non-residential uses)?
-
- b. ☐ ☐ N/A Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
-
- c. ☐ ☐ N/A Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure?
-
- d. ☐ ☐ N/A Will the project generate or is the site in close proximity to sources which create obnoxious odors and/or hazardous emissions?
-
- e. ☐ ☐ N/A Other factors: _____
-

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Health and Safety Code, Section 40506

Other considerations: ☐ Project Design ☐ Air Quality Management Plan

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be impacted by, air quality?

☐ Yes

☒ No

ATTACHMENT

Will the proposed project exceed the State's existing
or regional air quality standards? (If not, specify
which standard is exceeded and by how much.)
250,000 square feet of floor space, or 1,000 employees
(residential area)

☐ Yes ☒ No

Is the proposed project a significant air quality
impact, either directly or indirectly, on the
residential area?

☐ Yes ☒ No

Will the proposed project have a significant
impact on the local economy or on the
community? (If not, specify which standard is exceeded
and by how much.)

☐ Yes ☒ No

Will the proposed project have a significant
impact on the local environment or on the
community? (If not, specify which standard is exceeded
and by how much.)

☐ Yes ☒ No

Other factors:

☐ Yes ☒ No

CONCLUSION

Based on the information provided, the project is
likely to have a significant impact on the
local environment.

Other considerations: ☐ Yes ☒ No

REMARKS

Considering the above information, the project is
likely to have a significant impact on the
local environment.

☐ Yes ☒ No

2.3 Biota

SETTING/IMPACTS

- a. ☐ ☐ Is the project site located within a Significant Ecological Area or Significant Ecological Area Buffer?
N/A
- b. ☐ ☐ Does the project site contain a major riparian habitat?
N/A
- c. ☐ ☐ Does the project site contain oak or other unique native trees?
N/A
- d. ☐ ☐ Other factors?
N/A

MITIGATION MEASURES:

Other considerations: ☐ Lot Size ☐ Project Design

☐ Oak Tree Permit

CONCLUSIONS:

Considering the above information, could the project have a significant impact on biotic resources?

☐ Yes

☒ No

SETTING/INFORM

- a. ☐ ☐ Is the project a significant project? ☒ ☒
- b. ☐ ☐ Does the project have a significant impact on the environment? ☒ ☒
- c. ☐ ☐ Does the project have a significant impact on the environment? ☒ ☒
- d. ☐ ☐ Other factors ☒ ☒

PROPOSED ACTION

- a. ☐ ☐ Other considerations ☒ ☒
- b. ☐ ☐ Other considerations ☒ ☒

CONCLUSION

Considering the above information, could the project be a significant impact on the environment?

- a. ☐ ☐ Yes ☒ ☒
- b. ☐ ☐ No ☒ ☒

3.0 Cultural Resources/Visual

3.1 Archaeological/Historical/Paleontological

SETTING/IMPACTS

- a. ☐ ^Y ☐ ^N Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
N/A
- b. ☐ ☐ Does the project site contain rock formations indicating potential paleontological resources?
N/A
- c. ☐ ☐ Does the project site contain known historic structures or sites?
N/A
- d. ☐ ☐ Other factors? _____
N/A

MITIGATION MEASURES:

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSIONS:

Considering the above information, could the project have a significant impact on archaeological, historical, or paleontological resources?

☐ Yes

☒ No

2.1. Project Description

2.1.1. Project Description

Is the project a new or existing project?
If the project is a new project, please provide a brief description of the project and its objectives. If the project is an existing project, please provide a brief description of the project and its objectives.

☐ New ☐ Existing

☒ New

Does the project involve any new or existing equipment?
If the project involves any new or existing equipment, please provide a brief description of the equipment and its objectives.

☐ New ☐ Existing

☒ New

Does the project involve any new or existing personnel?
If the project involves any new or existing personnel, please provide a brief description of the personnel and their objectives.

☐ New ☐ Existing

☒ New

Other Information

☐ New ☐ Existing

☒ New

2.1.2. Project Description

Other Information

2.1.3. Project Description

Considering the above information, would the project have a significant impact on the environment?
If the project has a significant impact on the environment, please provide a brief description of the impact and its objectives.

☐ Yes ☒ No

3.2 Visual Qualities

SETTING/IMPACTS:

- Y N
- a. ☐ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element) or located within a scenic corridor?
N/A
- b. ☐ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
N/A
- c. ☐ ☐ Is the project site located in an undeveloped or undisturbed area which contains unique aesthetic features?
N/A
- d. ☐ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
N/A
- e. ☐ ☐ Will the project obstruct unique views from surrounding residential uses?
N/A
- f. ☐ ☐ Will the project create substantial sun shadow or glare problems?
N/A
- g. ☐ ☐ Other factors: _____

MITIGATION MEASURES

Other considerations: ☐ Lot Size ☐ Lot Design
☐ Compatible Use

CONCLUSION:

Considering the above information, could the project have a significant impact on scenic qualities.

☐ Yes

☒ No

ATTENTION:

1. ☐ ☐ Is the project also environmentally sensitive? ☒ No
2. ☐ ☐ Will it affect or cross a state highway? ☒ No
3. ☐ ☐ Will it affect or cross a federal highway? ☒ No
4. ☐ ☐ Will it affect or cross a state or federal waterway? ☒ No
5. ☐ ☐ Will it affect or cross a state or federal airport? ☒ No
6. ☐ ☐ Will it affect or cross a state or federal park? ☒ No
7. ☐ ☐ Will it affect or cross a state or federal historic site? ☒ No
8. ☐ ☐ Will it affect or cross a state or federal monument? ☒ No
9. ☐ ☐ Will it affect or cross a state or federal reservation? ☒ No
10. ☐ ☐ Will it affect or cross a state or federal Indian land? ☒ No
11. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
12. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
13. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
14. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
15. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
16. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
17. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
18. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
19. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
20. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No

ATTENTION:

1. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
2. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
3. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
4. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
5. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
6. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
7. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
8. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
9. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No
10. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No

CONCLUSION:

Concluded: the above information, which the project was a significant impact on public health.

1. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No

2. ☐ ☐ Will it affect or cross a state or federal Indian reservation? ☒ No

4.0 Services

4.1 Traffic/Access

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Does the project contain 25 dwelling units, or more and located in an area with known congestion problems (mid-block or intersections)?
N/A
- b. ☐ ☐ Will the project result in any hazardous traffic conditions?
N/A
- c. ☐ ☐ Will the project result in parking problems with a subsequent impact on traffic?
N/A
- d. ☐ ☐ During an emergency (other than fire hazards), will inadequate access result in problems for emergency vehicles or residents/employees in the area?
N/A
- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Other considerations: ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to traffic/access?

☐ Yes

☒ No

4.2 Sewage Disposal

SETTING/IMPACTS:

a. ☐ ^Y ☐ ^N If served by a community sewage system, are there any known capacity problems at the treatment plant?
N/A

b. ☐ ☐ Are there any known capacity problems in the sewer lines serving the project site?
N/A

c. ☐ ☐ Other factors? N/A

MITIGATION MEASURES:

Standard mitigation measures are:

☐ Plumbing Code--Ordinance No. 2269

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

Other considerations:

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to sewage disposal facilities?

☐ Yes

☒ No

GENERAL INFORMATION:

a. Is the project a research project? ☐ Yes ☒ No

b. Is the project a development project? ☐ Yes ☒ No

c. Is the project a commercial project? ☐ Yes ☒ No

d. Is the project a government project? ☐ Yes ☒ No

e. Is the project a non-profit project? ☐ Yes ☒ No

PROJECT DESCRIPTION:

1. Project Title: _____

2. Project Objectives: _____

3. Project Justification: _____

4. Project Impact: _____

5. Project Risks: _____

CONCLUSION:

6. Summary of Findings: _____

7. Recommendations: _____

8. Final Remarks: _____

4.3 Education

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Are there known capacity problems at the district level?
N/A
- b. ☐ ☐ Are there known capacity problems at individual schools which will serve the project site?
N/A
- c. ☐ ☐ Are there any known student transportation problems?
N/A
- d. ☐ ☐ Other factors? _____
N/A

MITIGATION MEASURES:

Other considerations: ☐ SB 201 Funds ☐ Site Dedication

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to educational facilities/services?

☐ Yes

☒ No

QUESTIONNAIRE

1. Are there any known existing problems at the site?	☐	☐
2. Are there any known existing problems at the site?	☐	☐
3. Are there any known existing problems at the site?	☐	☐
4. Are there any known existing problems at the site?	☐	☐

CONCLUSION

Based on the above information, would the project have a

CONCLUSION

Considering the above information, would the project have a significant impact on the physical environment due to educational facilities?

☐ Yes ☐ No

4.4 Fire/Sheriff Services

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Are there any known staffing or response time problems at the fire station or sheriff's substation serving the project site?
N/A
- b. ☐ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
N/A
- c. ☐ ☐ Other factors?
N/A

MITIGATION MEASURES:

Other considerations: _____

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to fire/sheriff services?

☐ Yes

☒ No

4.5 Utilities/Other Services

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Is the project site in an area known to have an inadequate water supply to meet domestic needs?
N/A
- b. ☐ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
N/A
- c. ☐ ☐ Are there any known problems with providing other utility services, such as electricity, gas, propane?
N/A
- d. ☐ ☐ Are there any known service problem areas?
N/A
- e. ☐ ☐ Other factors? N/A

MITIGATION MEASURES:

Standard mitigation measures are:

☐ Plumbing Code (Ordinance No. 2269)

☐ Water Ordinance No. 7834

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to utilities/services?

☐ Yes

☒ No

CONSIDERATIONS:

Is the project likely to have any
significant impact on the physical environment?

☐ Yes ☒ No

Is the project likely to have any
significant impact on the physical environment?

☐ Yes ☒ No

Is the project likely to have any
significant impact on the physical environment?

☐ Yes ☒ No

Is the project likely to have any
significant impact on the physical environment?

☐ Yes ☒ No

Other considerations:

☐ Yes ☒ No

CONSIDERATION:

Is the project likely to have any
significant impact on the physical environment?

☐ Yes ☒ No

Is the project likely to have any
significant impact on the physical environment?

☐ Yes ☒ No

CONCLUSION:

Considering the above information, does the project have a
significant impact on the physical environment?

☐ Yes ☒ No

5.0 Other Factors

5.1 General Factors

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Will the project result in an inefficient use of energy resources?
N/A
- b. ☐ ☐ Will the project result in a major change in the pattern, scale, or character of the general area or community?
N/A
- c. ☐ ☐ Will the project result in a significant increase in light and/or glare?
N/A
- d. ☐ ☐ Will the project result in a significant reduction in the amount of agricultural land?
N/A
- e. ☐ ☐ Other factors?
N/A

MITIGATION MEASURES:

Standard mitigation measures are:

- ☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

Other considerations: ☐ Lot Size ☐ Project Design
☐ Compatible Use

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to

☐ Yes

☒ No

5.2 Environmental Safety

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N Are any hazardous materials used, produced, or stored on-site?
N/A
- b. ☐ ☐ Are any hazardous wastes stored on-site?
N/A
- c. ☐ ☐ Are any pressurized tanks to be used on-site?
N/A
- d. ☐ ☐ Are any residential units, schools, or hospitals located within 500 feet?
N/A
- e. ☐ ☐ Other factors? _____
N/A

MITIGATION MEASURES:

CONCLUSION:

Considering the above information, could the project have a significant impact on public safety?

☐

Yes

☒

No

2.3 Environmental Impact

EXISTING IMPACTS:

1. ☐ Are any hazardous materials used, produced, or stored on-site? ☒ No
2. ☐ Are any hazardous wastes stored on-site? ☒ No
3. ☐ Are any prohibited substances in use on-site? ☒ No
4. ☐ Are any prohibited activities, emissions, or discharges? ☒ No
5. ☐ Other factors? ☒ No

MITIGATION MEASURES:

CONCLUSION:

Considering the above information, could the project have a significant impact on public safety?

☐ Yes ☒ No

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE AMENDMENT OF THE
HOUSING ELEMENT OF THE LOS ANGELES COUNTY GENERAL PLAN
PROJECT NO. 92076**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Article 7 of the Government Code of the State of California (commencing with Section 65350) provides for the adoption of amendments to County general plans; and

WHEREAS, State law requires that each local general plan contain a Housing Element which must be periodically updated; and

WHEREAS, The General Plan of Los Angeles County was adopted by the Board of Supervisors in November 1980 to guide development and conservation decisions throughout the unincorporated areas of the County; and

WHEREAS, a Housing Element was last updated and adopted by the Board of Supervisors in November 1989; and

WHEREAS, recent changes in State law require each city and county to provide in their Housing Element an analysis and program for reserving existing assisted, multi-family rental housing developments that are at risk of conversion to non-low-income uses over the next ten years due to the termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions; and

WHEREAS, a proposed Housing Element Amendment has been prepared to address these recent State law requirements and will be incorporated into the previously adopted Housing Element of the General Plan; and

WHEREAS, the Countywide Citizens' Planning Council has reviewed and commented on the proposed Housing Element Amendment; and

WHEREAS, the comments on the proposed Housing Element Amendment from the California Department of Housing and Community Development have been responded to in the final draft of the proposed Element Amendment and considered by the Regional Planning Commission; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a duly noticed public hearing on July 30, 1992 to receive public testimony and discuss the matter of General Plan Amendment No. 92076, an amendment to the Housing Element; and

U.C. BERKELEY LIBRARIES



C124923076